

101 N. DETROIT ST. XENIA, OH 45385 (937) 372-6389 WWW.CLXENIA.OH.US

January 22, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone: (301) 589-5318

U.S. Environmental Protection Agency, Region 5
Attn: Ms. Linda Mangrum
77 West Jackson Boulevard, Mail Code SM-7J
Chicago, IL 60604-3507
Phone: (312) 353-2071

Re: City of Xenia – U.S. EPA Community-Wide Brownfield Assessment (Hazardous Substances and Petroleum) Grant Application

Dear Mr. West and Ms. Mangrum:

The City of Xenia is pleased to submit this application for grant funding from the U.S. EPA Brownfield Assessment Program. The requested \$400,000 in funding is for community-wide assessment of both petroleum and hazardous substances in Xenia.

Xenia, Ohio is the county seat of Greene County in southwestern Ohio. Founded in 1803, Xenia was comprised of a few dwellings and a tavern. It began to prosper with early local industries such as grain milling, sawmills, and meat packing and became a city in 1834. Real industrial growth came with the arrival of the railroads in the late 1800s. Xenia continued to grow as an industrial and commercial center reaching a population of 25,000+ in 1970. By 1960, Xenia was served by three Class 1 railroads and until 1974, also served by AMTRAK. Through merger, acquisition, and consolidation, the railroads abandoned Xenia and today there is no railroad service to Xenia. Coincidentally, Xenia's population declined for the next 30 years (1970 to 2000) with only a minor rebound between the years 2000 to 2010 due to annexations. The "**HUB District**", once the center of the railroad lines crossing through the City, is now the central HUB of bicycle trails for all of southwestern Ohio and a major center for transcontinental bike trails. Xenia and partner agencies including Ohio DOT, have converted the rights-of-way of five of the railroads to bike trails which extend throughout southwestern Ohio and beyond.

Vacant and abandoned brownfield sites are scattered throughout the City, particularly in the **HUB District** as a reminder of the City's past strong industrial history. The **HUB District** has a number of identified brownfield sites including a former rope manufacturer, oil storage facilities, a manufactured gas plant, a former major electrical substation, and various other manufacturing operations. These sites have created a number of environmental justice issues (high concentration of minority population, high unemployment and poverty rates, and low home ownership rates) for the **HUB District's** residents. In addition, the area has seen five companies close their doors resulting in a direct loss of 300+ jobs and the creation of a food desert (lack of fresh groceries) in the **HUB District**, the adjoining downtown business district and the neighborhoods to the east of the **HUB District**. However, not all is bad. Xenia was recently awarded a Brownfields Action Planning (BAP) grant (one of six) from the Ohio Development Services Agency with a focus on the **HUB District**. A BAP was developed with strong community input from a well planned community outreach program. The City has identified up to 18 potential brownfield sites in the HUB District which are vacant or underutilized due to perceived contaminants including petroleum and petroleum based solvents and paints, asbestos containing materials, volatile and semi-volatile organic compounds, and polychlorinated biphenyls. In addition, Xenia updated their Comprehensive Plan (the X-Plan) to include the findings from this BAP. Xenia will use the community-wide Assessment Grant to incentivize redevelopment of brownfields, with a focus on environmental justice issues, near the City's poorest residents in

Census Tract 2403.02 (Block 5) and in sites near the City's natural waterways, especially along Shawnee Creek (Little Miami watershed) through the **HUB District**.

Xenia's primary financial concern is the lack of quality employment opportunities, which is disproportionately impacting impoverished residents. Xenia's median household income for the primary census tract in the **HUB District** is 40% lower than Greene County's and approximately 46% lower than the State of Ohio's. The neighborhoods, in which the priority brownfields are located, have the highest number of sensitive populations, and the greatest environmental justice issues (health and poverty rates) in Greene County and ranks as some of the worst in the State of Ohio.


The economic conditions discussed in Section 1 of the narrative leave no money for brownfields redevelopment, yet redevelopment of brownfields has been identified as the key to revitalize Xenia's economy by attracting new businesses and jobs. Xenia will leverage state, federal, and private funding to directly benefit assessments, cleanup, and redevelopment efforts to reuse existing infrastructure, promote sustainable building practices and resource management, create green space, and preserve agricultural land.

The following information is provided per the application guidelines:

- a. Applicant Identification:** City of Xenia, Xenia City Hall, 101 N. Detroit Street, Xenia, OH 45835
- b. Applicant's DUNS No(s):** 092824150
- c. Funding Requested:**
- i) Grant Type: Assessment
 - ii) Funds Requested: \$400,000 total
 - iii) Contamination: \$200,000 for petroleum; \$200,000 for hazardous substances
 - iv) Community-Wide
- d. Location:** Xenia, Greene County, Ohio
- e. Property Name and Address:** Not applicable (community-wide assessment)
- f. Contacts:**
- | | |
|---|--|
| <u>Project Director</u> | <u>Chief Executive</u> |
| Steve Brodsky, Development Director | Brent Merriman, Ass't City Manager (Pending City Manager) |
| Xenia City Hall, 101 N. Detroit Street, Xenia, OH 45835 | Xenia City Hall, 1st Floor, 101 N. Detroit Street, Xenia, OH 45835 |
| Phone: 937-372-7943 | Phone: 937-376-7231 |
| Fax: 937-372-8151 | Fax: 937-374-1818 |
| Email: sbrodsky@ci.xenia.oh.us | Email: bmerriman@ci.xenia.oh.us |
- g. Date Submitted:** January 22, 2014
- h. Project Period:** Three years from the date of the cooperative agreement
- i. Population:**
- i) The City of Xenia is 25,746, and the HUB District is 2,556 (ACS 2008-2012).
 - ii) Not Applicable
- j. Special Considerations:** See Attachment X of the Narrative.

Thank you for your support of our application. Please do not hesitate to call us at 937-376-7231 if we can provide any additional information or clarification on any issue.

Sincerely,



Brent Merriman, Ass't City Manager of Xenia
Pending City Manager



Steve Brodsky, Development Director

Attachment: Narrative and Application Appendices

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1. COMMUNITY NEED

a. Targeted Community and Brownfields

i. Targeted Community Description

The City of Xenia is located in southwestern Ohio and is the Greene County seat. The city's name comes from the Greek word "xenia" which means hospitality. The City is an excellent example of the American "boomtown" during the industrial revolution and the debilitating economic effects of shifting trends in manufacturing, demographics, and the forces of nature. Founded in 1803, Xenia was comprised of a few dwellings and a tavern. By 1845, railroads started to arrive in Xenia and by 1865; the City had become a railroad "HUB" through which passed much of the commercial and passenger traffic of western Ohio.

At its peak, the City included lumber mills, a manufactured gas plant, oil storage and distribution, coal storage, warehousing, rope and cord manufacturing, and heavy industrial manufacturing. However, by the 1960s, the railroads abandoned Xenia and today there is no railroad service to the City. Coincidentally, population declined for the next 30 years (1970 to 2000). The old railroad HUB is now the center of bicycle trails in southwestern Ohio. Xenia and partner agencies, have converted the rights-of way of five of the railroads to bike trails which extend throughout southwestern Ohio.

Brownfields are the legacy of this abandonment. The City wants has to expand their existing redevelopment program to address this legacy. The City was awarded 1 of 6 statewide grants to develop a Brownfield Action Plan (BAP). The BAP has since been incorporated into the City's comprehensive plan (the X-Plan). The BAP focused on the 118-acre **HUB District**. This district has become a focal point for many city and regional activities. It is a major target of this application for brownfield assessment funding. In all, the city's brownfield planning has identified 18 potential brownfield sites in the **HUB District** which are vacant or underutilized due to perceived contaminants. These include oil storage facilities, a manufactured gas plant, an electrical substation, and assorted manufacturing operations. Suspected materials include petroleum and petroleum based solvents and paints, asbestos containing materials, volatile and semi-volatile organic compounds, and polychlorinated biphenyls.

The City of Xenia does not have the available funding to begin redevelopment efforts due to poverty, lack of tax base, declining population, and adverse public health conditions (see Section 4) within the **HUB District**. Addressing the economic development issues and the brownfield issues in a coordinated manner will lead to greater investment in the neighborhoods, allow for greater job growth, and improve the City's financial position through tax revenue base. For the past 30 years Xenia has spent a great deal of its capital resources recovering from an F5 tornado which devastated the City in 1974. Physically Xenia has recovered, but the economic scars of this natural disaster linger.

ii. Demographic Information

The following table presents demographic comparisons for the United States, State of Ohio, City of Xenia, and specific census tracts within the City which make up the **HUB District**:

	Census Tract 2403.02	Census Tract 2406	Census Tract 2407	City of Xenia	Greene County	State of Ohio	National
Population ¹ :	3,823	5,528	2,752	25,719	161,573	11,536,504	308,745,538
Unemployment ² :	N/A	N/A	N/A	8.2 %	7.2 %	7.0 %	7.2 %
Percent Minority ¹ :	15.0 %	60.6 %	8.4 %	18.0 %	13.6 %	17.3 %	26.7 %
Block Group	2403.02-1	2406-5	2407-2	City	County	---	---
Poverty Rate ³ :	21.3 %	43.2 %	20.8 %	19.2%	11.4%	14.2%	13.8 %

¹ Data is from the 2010 U.S. Census data and is available at <http://www.census.gov>.

² Data is from the Bureau of Labor Statistics (September 2012) and is available at <http://www.bls.gov>.

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	Census Tract 2403.02	Census Tract 2406	Census Tract 2407	City of Xenia	Greene County	State of Ohio	National
Per Capita Income ³ :	\$17,376	\$11,109	\$20,040	\$19,665	\$28,328	\$25,113	\$27,334
Avg. Housing Age ⁴	102 yrs	103 yrs	89 yrs	52 yrs	45 yrs	---	---
Owner Occupancy ¹	31.9%	28.0%	55.6%	61.6%	67.7%	---	---
Housing vacancy ¹	10.7%	14.5%	9.4%	8.8%	8.0%	---	---
Tax Delinquency ⁴	8.5%	7.1%	7.6%	5.1%	3.1%	---	---

The above data was obtained from various resources through the U.S. Census Bureau, the Bureau of Labor Statistics, and the Ohio Department of Job and Family Services^{1 to 4}. Other demographic information (health) is discussed in Section 1.c.ii and 4.a. Between the years 2006 to 2010, 19.2% of Xenia's residents were living below the poverty level which was 35% higher than the average for Ohio. As expected, median household income was 16% below the state average and per capita income was 22% lower. In 2013, Xenia was listed as a Priority Investment Area by the State of Ohio. Economic development and community reinvestment is much needed and the revitalization of these 18 suspect properties is one key to that recovery.

The targeted **HUB District** is in the core of the city and comprises three census tracts. As previously described, it includes some of the oldest industrial properties in the city. The housing stock has a median year of construction of 1917 and vacancy rates range up to 21% in one census tract. In this targeted area, 29% of the nearly 2,000 residents live below the poverty level and unemployment is 15.5% twice the national average. The three census tracts included in this target district contain almost 90% of the city's minority population. The economic depression of this area fostered by the general blight and the reluctance of investors to take on development of suspect properties, coupled with the possible exposure to the potential contaminants from more than a century of industrial activity raises a huge issue of environmental justice which requires addressing.

iii. Brownfield

As part of the BAP, the City, as part of the Brownfield Action Committee (BAC), and the Ohio Development Services Agency, first reviewed the City as a whole. Although the BAC identified four distinct districts, they felt that the district with the greatest potential for redevelopment was the **HUB District**. This district had a number of assets which would provide a strong basis for redevelopment. These assets included downtown employees and businesses, the Xenia Station visitors/events/bike traffic, natural amenities with planned greenways, Athletes in Action headquarters, and the Waterstreet Historic District. The BAC identified 18 properties which fit the core concerns of the BAC: commercial and industrial properties underutilized; vacant industrial properties negatively impact the surrounding area; properties requiring extensive remediation; building maintenance issues; lack of physical connections to the surrounding; lack of employment opportunities (high unemployment rate); and high rates of health problems.

The City does not have the funds to focus on more than one district and even then has very limited funds to perform the necessary assessments to begin redevelopment efforts. As indicated the HUB District has two key components: 1 – it has multiple brownfields; and 2- it has the potential for the greatest redevelopment efforts. The brownfields identified by the BAC include blighted areas with numerous abandoned service repair shops (petroleum), dry cleaners (VOCs), and small metal finishing/machine shops (VOCs, SVOCs, metals) which supported the now defunct industrial manufacturing complexes in the City.

³ Data is from the 2010 American FactFinder database and is per capita income.

⁴ Derived from Greene County Auditor parcel-level data. Tax delinquency is a percentage of all parcels in the block group

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iv. Cumulative Environmental Issues

Within the City, two Clean Ohio brownfield redevelopment projects have begun. Both of these projects lie within the **HUB District**. Environmental issues at both sites included asbestos containing materials, petroleum products, VOCs, and SVOCs. Both projects are expected to be completed sometime in 2014 removing two major sources of environmental impairment within the district. In reviewing aerial photographs, other cumulative environmental concerns were noted including major transportation routes (US Routes 35 and 42), closed industrial buildings, vacant and/or underutilized commercial complexes, abandoned service and repair stations, and active and closed dry cleaners, and small machining shop scattered throughout the City.

b. Impacts on Targeted Community

Specific health and welfare benefits associated with the three priority areas are summarized below:

Site	Potential Health and Welfare Benefits
Abandoned Gas Stations	Site histories will be determined. Presence of USTs will be determined. Impacted spoil and groundwater will be identified so that remedial measures may be determined to limit vapor intrusion and inhalation concerns for residents.
Former Dry Cleaners	Site histories will be determined. Impacted spoil and groundwater will be identified so that remedial measures may be determined to limit vapor intrusion and inhalation concerns for low-income residents.
Former Automotive Garage & Repair Shops	Hazardous building materials (ACM & LBP) will be identified so that remedial measures can be determined. Waste/junk materials will be removed and recycled as appropriate. Impacted soil and groundwater will be identified so that remedial measures may be determined to limit the concerns for low-income residents.
Former Machine Shops	Hazardous building materials (ACM & LBP) will be identified so that remedial measures can be determined. Extent of impacted soil and groundwater will be identified so that remedial measures may be determined to address direct contact, inhalation, and ingestion concerns for low-income residents.
Former Manufacturing Facilities	Hazardous building materials (ACM & LBP) will be identified so that remedial measures can be determined. Waste materials will be removed and recycled as appropriate. Impacted soil and groundwater will be identified so that remedial measures may be determined to limit the concerns for adjoining residents.
Manufactured Gas Plant	Site history will be determined. Impacted spoil and groundwater will be identified so that remedial measures may be determined to limit vapor intrusion and inhalation concerns for low-income residents.

Cleanup and redevelopment of these sites will greatly reduce environmental threats to residents living, working, shopping, learning, and playing in the **HUB District**. Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. These redevelopment outcomes coincide with the guiding Livability Principles⁵ of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods.

Assessment Grant operating procedures will ensure that the City is protected from contaminants during assessment work. The public will be notified that the assessment work will be happening. A Sampling and Analysis Plan (SAP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled during assessment operations. As specified in the SAP, when subsurface samples

⁵ Principles adopted by the partnership between the U.S. EPA, U.S. DOT, and U.S. HUD to promote smart growth policies.

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are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled. Decontamination water and purge water generated during groundwater sampling activities will be containerized on-site and appropriately disposed. The assessment data generated will be used to help the City and/or a developer determine how to protect the community during redevelopment activities.

The redevelopment of those brownfields deemed by the City to be priority areas, in conjunction with planned stormwater and watershed management practices (Section 4.c) will also limit uncontrolled nonpoint pollution sources (i.e., agriculture) and illicit discharges and improve water and sediment quality in Shawnee Creek, a tributary to the Little Miami River, a State and National Scenic River. This will reduce contaminants in these waterways and watershed, improving aquatic life and allowing for fishing and additional recreational opportunities.

c. Financial Need

i. Economic Conditions

Xenia's economic success has long been tied to a manufacturing base that has slowly crumbled, triggering a loss of employment opportunities and money available for investment in the community. The City is facing an ever-tightening budget as property values decline and local income tax revenues plummet. The City requires additional funding to continue assessing their brownfields, which are contributing to the ongoing deterioration of neighborhoods, commercial zones, and industrial districts. Redevelopment of these sites will spur economic growth, provide impoverished residents with much needed employment opportunities, and increase the property and income tax base throughout the City and in the **HUB District**.

As previously noted, in 1974 Xenia was hit by an F5 tornado, the largest on record in Ohio⁶. Thirty-two people were killed, approximately half of the buildings in the City were damaged and 300 homes totally destroyed. Nine churches were destroyed, as were seven of the City's twelve schools. After 40 years, the City has been physically restored, but the economic effects linger through lost businesses and employment which has not recovered. Disaster recovery has taken a high priority in City funding and local resources for redevelopment have been stretched thin.

Between the years 2006 to 2010, 19.2% of Xenia's residents were living below the poverty level which was 35% higher than the state average. As expected, median household income was 16% below the state average and per capita income was 22% lower. In 2013, Xenia was listed as a Priority Investment Area by the State of Ohio. Economic development and community reinvestment is much needed and the revitalization of these 18 suspect properties is one key to that recovery.

The targeted **HUB District** is in the core of the city and comprises three census tracts. As previously described, it includes some of the oldest industrial properties in the city. The housing stock has a median year of construction of 1917 and vacancy rates range up to 21% in one census tract. In this targeted area, 29% of the nearly 2,000 residents live below the poverty level and unemployment is 15.5% twice the national average. The three census tracts included in this target district contain almost 90% of the city's minority population. The economic depression of this area fostered by the general blight and the reluctance of investors to take on development of suspect properties, coupled with the possible exposure to the potential contaminants from more than a century of industrial activity raises a huge issue of environmental justice which requires addressing.

The City's primary financial concern is the lack of quality employment opportunities, which is disproportionately impacting the residents of the **HUB District** as well as other neighborhoods in the City. Unemployment has gradually improved, but economic statistics illustrate the difficulties for residents to find

⁶ http://ww2.ohiohistory.org/etcetera/exhibits/swio/pages/content/1974_tornado.htm

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and keep good-paying manufacturing jobs. In the past four years alone, over 250 manufacturing jobs were lost as multiple manufacturers dramatically reduced or closed operations in the City⁷. Most recently, the K-Mart store in Xenia has announced plans to close its doors in April 2014 laying off 57 employees.

The second component of the City's financial need is the decrease in available revenue. Local property taxes shrank 26% and general revenue from all sources shrank over 20%⁸.

The BAP developed a range of remedial cost estimates for the 18 properties assuming moderate environmental impairment. These estimates varied from \$2,655,000 to \$9,420,000 (the manufactured gas plant)⁹. These amounts are overwhelming and the Assessment Grant funds will help to mitigate this local financial burden.

ii. Economic Effects of Brownfields

The effect of brownfields on the **HUB District** has resulted in significant economic effects to the residents of the district and adjoining neighborhoods. The economic effects include a lack of employment opportunities, poor health conditions, and lack of local commercial venues particularly nutritional (*lack of grocery stores – food deserts*). Between the years of 2006 and 2010, 19.2% of Xenia's residents were living below the poverty level and median household income was 16% below the state average and per capita income was 22% lower.

The City residents, particularly those in the **HUB District**, are facing increasing economic stresses, and their need for assistance is growing (environmental justice issues). Economic statistics from the U.S. Bureau of Economic Analysis (USBEA) illustrate the difficulties for the residents, manufacturing economy, and business community. The USBEA reported a substantial decrease in manufacturing employment not only in Greene County but specifically in Xenia. This started before the current economic crisis plaguing the nation. These brownfields, located near or in residential neighborhoods, schools, and/or parks, negatively impact sensitive populations by potentially exposing them to numerous contaminants via direct contact, particulate ingestion, airborne particulate inhalation, and vapor intrusion pathways creating health issues resulting in an undue economic impact on the disadvantaged residents.

The USEPA AirData County Emissions Report for 2013 indicates that the vehicle traffic on U.S. Routes 35 and 42 have historically contributed millions of pounds of air pollutants. Now that U.S. Route 35 has been re-routed to the south of Xenia and U.S. Route 42 is no longer a major thoroughfare, emissions may be lower but residents living near these routes have already been exposed to numerous airborne contaminants and continue to be exposed to residual contaminants via airborne particulate inhalation, particulate ingestion, and vapor intrusion pathways. Compounding the effect of environmental pollutants are additional health concerns that are more prevalent in poor communities, hence a greater economic drain.

Based on the 2012 National Health Interview Survey, in the U.S., the percentage of obesity among lower income adults (30.1% for household income below \$35,000) are higher than that those of higher income (27.5%), demonstrating health disparities between income levels¹⁰. Other health concerns for these sensitive populations are often intensified by lack of access to adequate health care and nutrition. In Greene County 11.8% of the population does not have health insurance compared to 11.6% for Ohio¹. For households with an annual income of less than \$25,000, the percent uninsured increases to 21.2%.¹ These

⁷ Information provided by the City's Economic Development Director, 2013

⁸ Email communications from the City's Planner, 2014.

⁹ Brownfield Action Plan, City of Xenia, 2013

¹⁰ CDC, National Health Interview Survey, 2012

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numbers demonstrate the breadth of health concerns across Xenia's and Greene County's populations. The impacts of the Affordable Care Act have yet to be realized.

The housing stock in the **HUB District** has a median year of construction of 1917 and vacancy rates range up to 21% in one census tract. In this targeted area, 29% of the nearly 2,000 residents live below the poverty level and unemployment is 15.5% twice the national average. The three census tracts included in this target district contain almost 90% of the city's minority population. The economic depression of this area fostered by the general blight and the reluctance of investors to take on development of suspect properties, coupled with the possible exposure to the potential contaminants from more than a century of industrial activity raises a huge issue of environmental justice which requires addressing.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description

Xenia's X-Plan has been updated to reflect the City's transition to a more targeted approach to planning and redevelopment activities. As part of this X-Plan update, the City partnered with the ODSA in 2013 to develop an action plan for brownfields. The City will use the BAP and the X-Plan as road maps for a targeted approach to smart growth and creation of a truly livable community. These citizen-driven plans (the BAP and the X-Plan), identified 18 primary areas within the **HUB District** on which to focus prioritization and redevelopment efforts. Although other areas were identified within the BAP and X-Plan, the City has decided to give priority to the **HUB District**. The **HUB District** plan promotes the development of an outdoor recreation oriented district focusing on the trail system which converges in the district at the Xenia Station. The area will also contain "gateway" features highlighting the open space and recreational nature of the City. Mixed use commercial development catering to the bicycling and hiking residents and visitors is planned for the brownfield development. The City will first focus on 4 of the 18 areas, the Sycamore/Leaman area, which contains a number of brownfields and a potential manufactured gas plant, the Columbus/Collier area, the Washington/Hill area, and the Cincinnati/Grove area. These four areas were chosen because of the lack of true "shovel ready" sites and/or location of sites in relation to the bike trails which cross in a "HUB" near the restored railroad station depot (the Xenia Station). The grant funds will support a key step in reaching these goals, which is the assessment of brownfields in the 211-acre **HUB District**, our struggling neighborhoods, and the Little Miami River watershed, which are negatively impacting the health and welfare of sensitive populations, the environment, and the City's economy.

Xenia has already begun a major redevelopment project in the Cincinnati/Grove area, called the former Hooven & Allison Cordage Company using funds from the Clean Ohio Fund program. Athletics in Action, headquartered in Xenia, has also started a major redevelopment project on their campus, just south of the Cincinnati/Grove area, using funds from the Clean Ohio Fund program. Xenia plans to use grant funds along with recently awarded federal and state grant funds (Section 1.b.iii) to redevelop commercial and residential areas within the **HUB District**. The intent of this approach is to create a transformative impact on areas in which other funds (e.g., CDBG funds) and other City resources are already concentrated. This approach will focus on assessing the unique needs of each of the 18 brownfield areas, building capacity and stability within the community, and fostering neighborhood involvement and support.

As the grant project progresses, Xenia will also assess other priority sites and integrate high-risk and developable sites identified by community members and community organizations (Section 3) into the project and utilize appropriate grant funds to assess these sites.

The Brownfields Advisory Committee (BAC) provides guidance and direction for the program, while also providing an opportunity to market brownfields, educate the community, and foster public participation. The City will reactivate the BAC which will meet at least quarterly and discuss program progress. The City's Economic Development Department (EDD) will act as lead organization and will be responsible for day-to-

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day grant operations including: updating and maintaining the brownfields inventory; distributing information about the project to the community, seeking input and collaboration from the community; selecting sites for assessment; working with property owners; seeking out and working with potential end users; and tracking project progress. Xenia will also be responsible for procuring all contractual services, submittal of required reports to the EPA, and managing the brownfields information. The City will utilize the BAP as its Work Plan which has received input from ODSA and the community. After submittal of the BAP with additional focus on the **HUB District**, Xenia will retain a qualified environmental consultant in compliance with applicable federal procurement regulations. The qualified environmental consultant will assist with grant management operations, perform the assessment work, and assist with required reporting. Additional details on the project team's programmatic capability are provided in Section 5.

After a site is deemed eligible by the US EPA, the community will be notified and the site will be assessed through performance of a Phase I Property Assessment (PIPA) and/or a Phase II Property Assessment (PIIPA). PIPA will be conducted according to the requirements of All Appropriate Inquiry (ASTM Standard E1527-13) and, where appropriate, the Ohio Voluntary Action Program (VAP). The environmental consultant will design a PIIPA conforming to the ASTM Standard E1903-11 and, where appropriate, the Ohio VAP to investigate areas of potential environmental impact. Assessment procedures will be instituted to ensure that the community is protected from contaminants during assessment work (Section 4.a). Upon receipt of assessment results, the environmental consultant will work with the City, potential developer, and community partners to devise liability management, cleanup, and site use strategies that support redevelopment efforts and improve the health of residents and the environment. After completion of initial assessment activities, additional safe use or remedial investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe future use of the site. Contaminated sites may be entered into Ohio's Brownfields Program. The results of assessments will be disseminated to the community through public meetings and notification of community organizations (Section 3). If health threats are identified, the Ohio EPA and Greene County Combined Health District will be notified. Xenia will also pursue enforcement action against site owners violating City property maintenance ordinances. If needed, the City will seek additional funding from local and state sources and/or the US EPA for assessment activities and subsequent environmental response activities.

Assessment Grant funds will allow Xenia to begin addressing the brownfields that limit redevelopment options, negatively impact sensitive populations and the environment, and tarnish its image. By completing this project, Xenia will expand its framework for an effective brownfields program, provide incentives for businesses and residents to invest in the community, and achieve the X-Plan's redevelopment objectives.

b. Task Description and Budget Table

The City is requesting a grant in the amount of \$200,000 for assessment of hazardous substances and \$200,000 for assessment of petroleum substances. All budget tasks under the contractual category will be performed by a qualified environmental consultant in accordance with the Ohio EPA and U.S. EPA guidelines.

Budget Categories	Task 1: Program Costs	Task 2: Community Outreach	Task 3: Site Inventory	Task 4: Site Assessments	Task 5: Cleanup Planning	Total Grant Budget
Hazardous Substances Assessment Budget						
Personnel						
Travel	\$1,500	\$100				\$1,600
Supplies		\$750				\$750
Contractual		\$2,500	\$2,500	\$184,650	\$8,000	\$197,650
Subtotal	\$1,500	\$3,350	\$2,500	\$184,650	\$8,000	\$200,000

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Budget Categories	Task 1: Program Costs	Task 2: Community Outreach	Task 3: Site Inventory	Task 4: Site Assessments	Task 5: Cleanup Planning	Total Grant Budget
Petroleum Assessment Budget						
Personnel						
Travel	\$1,500	\$100				\$1,600
Supplies		\$750				\$750
Contractual		\$2,500	\$2,500	\$184,650	\$8,000	\$197,650
Subtotal	\$1,500	\$3,350	\$2,500	\$184,650	\$8,000	\$200,000
Grant Total	\$3,000	\$6,700	\$5,000	\$369,300	\$16,000	\$400,000

No grant funds will be used for administrative tasks. Staff salaries, equipment, and most supplies will be paid for with existing funds from their respective coalition members, as in-kind services. Task details are presented below.

Task 1: Program Costs – The City will provide in-kind staff resources associated with the majority of the programmatic costs, including conducting the community outreach program, documenting the site selection process, coordinating and conducting operational meetings, and other activities associated with grant inventory and assessment functions. The 300 hours of committed in-kind services are estimated to be valued at \$12,000. The Assessment Grant proposal budget includes projected programmatic costs of \$1,000 for travel to one Ohio Brownfields Conference and \$2,000 for travel and expenses to one US EPA National Brownfields Conference. The City will not use Assessment Grant funds to support costs associated with administrative functions such as salaries and benefits.

Task 2: Community Involvement – The City anticipates community outreach program costs of approximately \$6,700. These costs, based on experience with other brownfield projects in Xenia as well as the community outreach effort already conducted as part of the City's BAP, will include contractual costs of \$5,000 for coordinating and conducting community involvement outreach programs and meetings and travel to community outreach events, \$200 for mileage to and from meetings and events, and \$1,500 for the costs of preparing, printing, and mailing project and site information and marketing pamphlets, documents, etc. The City will also provide in-kind additional staff labor, estimated to be \$6,000 in value, needed to conduct community outreach meetings, draft press releases, update the City's website as new information is generated, and other activities to complete the community outreach programs.

Task 3: Site Inventory – As the City has already completed an initial site inventory (18 sites) as part of the BAP grant, the City anticipates site inventory contractual costs of \$5,000 including the initial input into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database and completion of property approval forms. Site evaluation criteria were developed as part of the City's BAP and were used to rank the sites for selection of environmental due diligence. The site inventory has been presented to the ODSA, Ohio Environmental Protection Agency (Ohio EPA), City staff including the City Manager, and the HUB District community through public access. Community outreach for the site inventory has already been conducted as part of the City's BAP. Only new site information and further definition of a site's information is currently planned for this task.

The City and CBOs (see Section 2.b.iii) will provide in-kind labor, estimated to be valued at \$5,000. Site Assessments will begin upon approval of the final site inventory. This will help the City reach the livability goals for the HUB District sooner rather than later.

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Task 4: Site Assessments – Site assessments will include the following activities: Phase I Environmental Site Assessment (PIESA); preparation of a Quality Assurance Project Plan (QAPP); preparation of Sampling and Analysis Plans (SAPs) for each property requiring environmental media sampling; and Phase II Environmental Site Assessments (PIIESA) for hazardous substance properties and the new 2012 closure rules (OAC 1301:7-9-12) for petroleum properties. The PIEsAs will be conducted in accordance with the Ohio Voluntary Action Program (VAP). Site assessments will primarily focus on PIIESA and BUSTR closure assessment activities. The anticipated site assessment contractual costs are \$369,300. These costs are based on conducting the activities in the following table with the number of each activity and estimated cost for each presented.

	VAP PIPA	QAPP	SAP	VAP PIIPA	BUSTR
Est. No. :	10	1	8	3	5
Est. Cost:	\$7,500	\$8,000	\$2,400	\$47,367	\$25,000

Task 5: Cleanup Planning – The City will conduct cleanup planning (i.e., Analysis of Brownfields Cleanup Alternatives) where redevelopment is imminent and such activities will facilitate the redevelopment of the property. Four such efforts are estimate at a contractual cost of approximately \$4,000 each. Contractual costs for this task are estimated at \$16,000 based on previous experience with U.S. EPA Assessment and Cleanup grants and Clean Ohio fund.

c. Ability to Leverage

The City recognizes that successful redevelopment of brownfields after application of Assessment Grant funds will require the assemblage of funding packages that support as many elements of the redevelopment as possible. One of the most commonly used fund sources in Ohio is the Clean Ohio Fund, administrated by the JobsOhio program, which offers the best opportunity for offsetting the costs of additional environmental activities, such as additional assessments, remediation activities, demolition, hazardous materials abatement, etc. Additional short-term funding, such as tax increment financing (TIFs) zones from the City, loans from the Ohio Brownfield Revolving Loan Funds (Ohio EPA, Ohio DSA, and the Water Control Board), and grants from community foundations can contribute to successful economic and greenspace redevelopments. Longer-term funding from other US EPA grants (Assessment, Cleanup, and RLF), Ohio DOT grants can supplement local and state sources when development schedules permit. The City has pledged Community Development Block Grants funds of \$10,000 to \$30,000 annual allocation of demolition funds to support this cleanup and clearance effort. As part of the remaining funds from the BAP, the City has committed \$50,000 towards property acquisition within the **HUB District**.

The City has facilitated many brownfield redevelopment success stories using available federal, state and private resources over the past ten years. What has become evident during that period is that a source of quickly accessible environmental assessment funding is needed in the critical early stage of brownfield redevelopment. Clean Ohio Fund grants, which are declining and can take many months to obtain, are insufficient to cover the need for assessments. In today's economic climate, there are no local funding sources to fill this void – the EPA Assessment Grant is now the critical factor. The City's brownfields and economic development experience and their understanding of the roles and uses of the Assessment Grant and other financial support mechanisms in brownfield redevelopment, combined with the abundance of brownfields and redevelopment opportunities in the three priority areas, equals a successful Assessment Grant project and redevelopment program to offer economic and health benefits to the impoverished residents. The minimum requirements for assessing five brownfield sites will be easily achieved, probably in the first year of the project.

Local resources that can be readily accessed to support assessment and subsequent cleanup and redevelopment activities are presented in the following table; support letters are attached.

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Source	Resources Leveraged/Role of Resources	Estimated Value
City of Xenia	1) Meeting rooms, educational materials, and staff needed for press releases, meetings/hearings, website updates, etc. to support community outreach efforts. 2) Staff to document site selection/inventory process, community outreach efforts, program process, and oversee grant financial transactions to support programmatic activities. 3) Site access support (access agreements, building access, etc.) to support PIESA, PIIESA, and BUSTR activities. 4) Management of Assessment Grant in accordance with grant agreement to support programmatic activities.	\$25,000
Environmental Consultant	1) Develop Quality Assurance Project Plan 2) Assistance with community outreach services - website updates	\$5,000

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**a. Plan for Involving the Targeted Community & Other Stakeholders; and Communicating Project Progress**

Xenia believes it is important to provide its citizens opportunities to become informed, and provide their input into the brownfields program. Following notice of an award by the US EPA, the City will announce the award to the community through a press release to the Xenia Gazette, and by posting a notice on the City's website. Xenia may also place advertisements on local public and talk radio stations (WXLN 95.3 FM and WBZL 100.3 FM and 1500 AM) to reach those city residents without newspaper and internet service. The vast majority of city residents speak English. Therefore, community outreach activities will be conducted in English, but if the City is made aware of specific language or disability needs, the required translation or other support will be provided. Currently the City has identified city staff, who can assist in translation for Spanish and Portuguese.

After execution of the Cooperative Agreement, Xenia will reactivate the BAC to provide guidance and direction for the program, while also providing an opportunity to market brownfields, educate the community, and foster public participation. The BAC will meet at least quarterly and discuss program progress. BAC members will come from neighborhood organizations such as the Friends of Xenia Station (FOXs), and environmental groups such as Partners of the Environment.

The primary community input will be focused on preparation of the basic approach work plan. After a draft is prepared, it will be posted on the City's website. Hard copies will be made available at the County Library to ensure access for those without appropriate information technology availability, knowledge, or experience. The document availability and request for comments will be announced to the public via the City's website, possibly the media outlets discussed above, and notifications to key community groups. Public comments regarding the proposed project approach will be accepted during public meetings. The basic approach work plan will be modified as appropriate in response to relevant comments.

Following approval of the basic approach work plan, Xenia will seek public input regarding the brownfield site inventory at one initial kick-off meeting, to acquaint community leaders, lenders, developers, citizen groups, and other stakeholders. This meeting will be held at the City offices. Xenia will solicit nominations for additions to the existing brownfield inventory and site prioritization criteria. The City will incorporate public comments and modify the site prioritization criteria.

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Once a site is selected for use of grant funds, Xenia may hold a public meeting to discuss these sites within the **HUB District**. The City's community outreach program will continue through site use planning, site plan approval, and zoning review as site redevelopment ultimately progresses.

Following completion of an assessment, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities that have occurred, providing results of the assessments, and explaining health and environmental impacts of findings. If health threats are identified, the GCCHD will become a partner in community involvement and education. GCCHD will be integral in explaining health concerns and, if assessments identify potential health threats, key in helping residents find solutions. When remediation and/or redevelopment are initiated for a site, more involvement activities, including explanations of plans, and solicitation of comments and feedback on those plans, may be implemented.

At the close of the project, the City will announce the results of the assessment and cleanup planning activities conducted under the grant. The announcement will be posted on the City's website and disseminated by other community groups to ensure that all interested parties are included in the process.

b. Partnerships with Government Agencies

The City and many of the CBOs have developed long-term relationships and partnerships with local, state and federal agencies. On a local government level, Xenia has and will continue to work closely with neighborhood councils, and other municipal administrators to stay abreast of what is happening in their neighborhoods, to educate city residents on brownfield-related topics, and to promote brownfield redevelopment.

Greene County Combined health district (GCCHD) will be involved throughout the Assessment Grant process. GCCHD will provide key support if environmental impairment is discovered and has migrated off-site with the potential to negatively impact the health of the local residents. The expertise and experience of the GCCHD will be used to help design and conduct outreach programs, if migration of contamination is confirmed. Based on previous reports issued by the Ohio Department of Health, no disease or symptomatic clusters that would indicate environmental health issues or related target contaminants associated with brownfields have been positively identified in the city or the **HUB District**.

Through its many economic redevelopment programs, Xenia has a strong and productive relationship with the Ohio EPA, Ohio Department of Transportation, and Ohio Development Services Agency. The City will continue to foster these partnerships with activities associated with the Assessment Grants. Xenia will also work closely with Ohio EPA and BUSTR to help ensure appropriate assessment and remedial activities occur at brownfields sites. This project will be conducted in compliance with the rules and guidance documents promulgated by the Ohio EPA and BUSTR. Partnering with Ohio EPA and BUSTR staff will be important for acquisition of technical support, resolution of regulatory issues, and interpretation of rules and guidance documents. The cooperation also will be important to ensure access to the Clean Ohio Fund program and proper uses of those grant funds.

When contamination is encountered on brownfield sites, the remediation criteria established by the Ohio EPA or by BUSTR will be used to identify and address on-site health and environmental threats posed by this contamination. If contamination discovered through assessment of brownfields has the potential to negatively impact environmental justice as to the health of local residents, especially as related to off-site exposures, the Ohio EPA or BUSTR, Ohio Department of Health, and GCCHD will be notified and brought in as project partners.

There are no EPA Environmental Workforce Development and Job Training programs currently operating in Xenia. However, there are two local universities (Central State University and Cedarville University), which

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have environmental science programs which the City will reach out to in hopes of engaging them in this brownfield redevelopment effort.

c. Partnerships with Community Organizations

The organizations listed below have pledged their support as partners in the City's US EPA brownfields grant initiative. Letters of support from each organization is included in Attachment iv. Each organization will serve in specific role(s) within the project:

Organization Type	Community Organizations	Potential Role/Commitment
Business	Xenia Area Chamber of Commerce	1) Assist with community outreach services
Community Service	Friends of Xenia Station	1) Assist with community outreach services
County Service	Greene County Combined Health District	1. Provide health information for each of the 18 properties. 2. Assist in risk evaluation if requested. 3. Assist with community outreach services
	Greene County Parks & Trails	1. Assist with community outreach services 2. Assist the City in maintenance of bike trail system
	Greene County Public Library	1. Assist with community outreach services 2. Conduct additional research beyond work conducted for BAP
		1.
		1.

4. PROJECT BENEFITS

a. Health and/or Welfare and Environment

Specific health benefits, from the efforts of this Assessment Grant, has been previously presented and discussed in Section 1.b. The key benefits include reductions in health and welfare threats which are beneficial to the disproportionately affected, underprivileged residents, helping to address environmental justice issues these sites present. Cleanup and redevelopment of these sites will greatly reduce current threats to residents living, working, shopping, learning, and playing in those areas. Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. These redevelopment outcomes coincide with the guiding Livability Principles¹ of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods.

Shawnee Creek, a tributary of the Little Miami Scenic River, runs through the **HUB District**. The creek is adjacent to several of the identified brownfield properties. The creek is not monitored by the Ohio EPA on a regular basis. The assessment grant will provide an opportunity to examine the potential impact of suspected contaminants on water quality in both Shawnee Creek and the Little Miami.

For the City, quality of life is of vital importance to its residents. Xenia recognizes the important contribution that greenspace and the natural environment play in the social, cultural, economic and personal well-being of City residents as well as a strong visitor attraction.

b. Economic Benefits from Infrastructure Reuse/Sustainable Reuse

The economic health of the City of Xenia is a balance between services provided by the City and its residents, and maintaining a stream of revenue to fund those services. Xenia's revenue streams are derived from property, sales, and income taxes. Vacant brownfields represent a significant tax drain; taxes

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generated by brownfields are typically less than the cost of provided services. Assessing brownfields to allow for their eventual remediation and redevelopment will help to remove this tax drain and will remove environmental barriers to redevelopment.

An additional benefit is that by redeveloping land within the existing developed portions of the City, the costs of providing municipal services, such as fire protection, and police, will be relatively the same because it is located within the confines of an already serviced area. Re-use of brownfields property will also help to prevent further loss of open space, will effectively reutilize existing public-sector infrastructure including electric, roads, sanitary sewer, water and storm water, as well as private-sector infrastructure such as telephone, cable telecommunications and natural gas. The initial costs for redevelopment may be greater than in an undeveloped site, but the overall sustainability and long-term fiscal impact to Xenia will be less.

The City's goals are focused on (1) increasing the tax base; (2) enhancing property values; (3) facilitating job creation; (4) utilizing existing infrastructure; and (5) encouraging the reuse of built land rather than undeveloped land. Completing assessments of the **HUB District's** brownfields sites will help to achieve these goals by decreasing the environmental stigma that can prevent investment in brownfields properties and paving the way for eventual cleanup and redevelopment.

More specifically, the funds provided by this program will allow the City to further develop a more robust and complete brownfields inventory that clearly delineates environmental issues that have been identified and possible solutions to remediate such issues. Once these environmental issues are identified, Xenia will be in a more informed position to develop metrics to measure program success. It should be noted that the City strongly believes that any development assists with one of its primary development goals which is to promote sustainability of Xenia's assets. Most notably, redevelopment of these existing sites will increase the user base of the existing public and private infrastructure while not requiring expensive extensions of these critical infrastructures.

c. Economic or non-Economic Benefits (Long-term benefits)

The biggest economic benefits of brownfields redevelopment will be increased jobs, economic activity, and tax revenues, and supporting key objectives of the City. Residents in the **HUB District** will once again have access to nearby jobs and retail services. Redevelopment of manufacturing sites for commercial and/or manufacturing reuse is a high priority which has been successfully used at the former Hooven & Allison Cordage Co. site. The City's goal is to replace as many of the previously lost, higher wage jobs as possible for neighborhood residents. This will be accomplished by attracting new businesses to defunct manufacturing sites. Assessment Grant funds will help new businesses offset the higher costs of environmental due diligence, site cleanup and redevelopment planning, and exposure controls to add incentives to converting the Xenia's existing brownfields into new homes for their companies.

Many times, redevelopment/reuse of smaller retail/commercial sites can be nearly as important as redevelopment of larger sites particularly for the **HUB District**. Direct economic impacts include the loss of jobs and economic activity. Indirect impacts include vacant and decaying buildings that cause blight, emigration of other businesses, and decreased property values. Redevelopment of smaller brownfields in the **HUB District**, and surrounding neighborhoods with mixed-use commercial/residential redevelopments will create affordable housing with easy access to downtown commercial and retail amenities. Brownfields redevelopment will benefit the City through increased property values and improved image. Redevelopment supported by Assessment Grant funds will attract new businesses to provide desperately needed jobs to a disenfranchised work force and return idle properties to productive, tax generating uses, which will increase property values and revenues to the City. Higher tax revenues will produce another major benefit in the form of strengthened City government operations. Increased tax revenues will allow the City to improve

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provision of critical services, increase economic development activities, provide additional resources to address more brownfields, and reap the attendant benefits of brownfields redevelopment. These outcomes coincide with the guiding Livability Principles⁸ of valuing and supporting community neighborhoods and increasing economic competitiveness.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCES**a. Programmatic Capability**

Xenia is ready to implement and manage this Assessment Grant, and if awarded, will seek to begin community outreach and property access activities prior to the Cooperative Agreement approval. The City will dedicate and maintain a grant management team during the entire grant period. Xenia's Economic Development Department will manage the grant and report to US. EPA. The department has a competent staff that understands procedures and requirements associated with federal and state grants having managed many over the past ten years. Mr. Steven Brodsky, CEDFP has been the Development Director for the City of Xenia since November 2011. Previously he was the Executive Director of the Xenia Economic Growth Corporation for six years. He is responsible for administering the City's economic development plan, including attraction and retention activities and its revolving loan fund programs. He has also administered several grant projects and programs, including five Clean Ohio grants, a FEMA PDM grant, and the City's CDBG program. Prior to coming to Xenia, he served as the Development Director for the City of Parkersburg, West Virginia for eight years where he administered a U.S. EPA Assessment grant for petroleum as well as the City's CDBG and HOME programs and numerous other state and federal grants.

The City's plan for management continuity in the unlikely event of personnel changes relies on an experienced and readily available project manager on City staff, and an experienced environmental consultant. Mr. Brian Forschner, AICP, City Planner will help coordinate the grant. Mr. Forschner can immediately step in as project manager if needed. He has 13 years of experience in community development, historical preservation, legislative support, and community planning. He is currently the lead City staff member for the City's X-Plan. Prior to joining the City, Mr. Forschner was involved with the City of Middletown, Ohio's brownfield assessment grant and has taken training in the use of ACRES and grant management from U.S. EPA Region 5 in Chicago.

Xenia also understands that the key aspects of a successful Assessment Grant project will be open communications and working closely with the community, businesses, and developers. The resources and expertise of the US EPA Region 5 personnel, Ohio EPA and BUSTR personnel, the City, and the resources at the Ohio DSA will be essential and vital to the success of the Xenia's Assessment Grant program.

The City also understands that technical expertise will be needed. Through a qualifications based bid process, the City will retain a qualified environmental consultant to assist in managing the activities funded by the grant. The process will include evaluating the number of US EPA Grants the environmental consultant has helped manage; the consultant's understanding of the grant process and program documents required by US EPA; and the consultant's ability to assist with community outreach and education. The consultant will also be evaluated on their experience with the following: environmental regulations and Ohio EPA and State Fire Marshall requirements and policies, particularly VAP and BUSTR; environmental due diligence; transactions of environmentally impaired property; environmental site assessments; brownfield redevelopment and financing; and community outreach activities.

b. Audit Findings

The City of Xenia has had no adverse audit findings in the past 6 years. Xenia has not received adverse audit findings from an OMB Circular A-133 audit, an audit conducted by a federal, state, or local government inspector or similar organization.

RANKING CRITERIA**c. Past Performance and Accomplishments**

The City has not received a U.S. EPA Brownfields Grant; however, Xenia has successfully applied for, received, and managed other federal and/or state assistance agreements. The City has significant recent experience, within the past 3 years, in managing federal and state assistance agreements, examples of which are described in the table below.

Grant Source	Grant Award	Grant Summary	Compliance
Ohio Department of Development	\$50,000	Brownfields Action Planning grant to development a planning process to address brownfields redevelopment within the City. This grant is the catalyst for this Assessment Grant application.	Meet Schedule and Budget requirements
	\$2,258,600	Clean Ohio Assistance and Revitalization Fund grants to assessment, remediate and redevelop the former Hooven & Alison Cordage Company complex into a manufacturing center and a biodiesel facility. The redevelopment of this brownfields is expected to create between 50 and 100 jobs over the next three years once in operation expected in 2014.	Project is on-going – ahead of schedule and on budget
	\$3,113,100	Clean Ohio Assistance and Revitalization Fund grants to assessment, remediate and redevelop the former Ohio Valley Children's Home complex for additional development opportunities, including a new radio station and associated operation by Strong Tower Media Corp.	Project is essentially complete ahead of schedule and on budget
HUD	\$560,000	The Community Home Investment Program (CHIP) award was used by the City to address the needs of affordable housing development within Xenia which has a high non-ownership rate. The funds were used to provide down payment assistance and/or homeowner rehabilitation funding to eligible low- and low-moderate income households within two of the City's census tracts, one of which encompasses a major portion of the HUB District	Meet Schedule and Budget requirements
FEMA	\$554,000	Pre-Disaster Mitigation Grant as part of a \$743,589 project to purchase five residential structures, relocate the residents and demolish the structures.	Meet Schedule and Budget requirements

In all of these grants, the City of Xenia has continually met all budget, scheduling, reporting, and milestone requirements, demonstrated by their success in obtaining multiple grants from both federal and state entities. The City has the procedural knowledge to successfully disburse Assessment Grant funds and track grant expenditures.

Attachment i
Threshold Documentation

THRESHOLD CRITERIA

1. APPLICANT ELIGIBILITY

The City of Xenia is an eligible applicant, per U.S. EPA guidelines, as a general purpose unit of local government, as defined under 40 CFR Part 31.

2. LETTER FROM STATE ENVIRONMENTAL AUTHORITY

Letters of support of the Ohio Environmental Protection Agency and the Ohio Bureau of Underground Storage Tank Regulations are included as **Attachment ii**.

3. COMMUNITY INVOLVEMENT

Xenia believes it is important to provide its citizens opportunities to become informed, and provide their input into the brownfields program. Following notice of an award by the US EPA, the City will announce the award to the community through a press release to the Xenia Gazette, and by posting a notice on the City's website. Xenia may also place advertisements on local public and talk radio stations (WXLR 95.3 FM and WBZI 100.3 FM and 1500 AM) to reach those city residents without newspaper and internet service. The vast majority of city residents speak English. Therefore, community outreach activities will be conducted in English, but if the City is made aware of specific language or disability needs, the required translation or other support will be provided. Currently the City has identified city employees, who can assist in translation for Spanish and Portuguese.

After execution of the Cooperative Agreement, Xenia will reactivate the BAC to provide guidance and direction for the program, while also providing an opportunity to market brownfields, educate the community, and foster public participation. The BAC will meet at least quarterly and discuss program progress. BAC members will come from neighborhood organizations such as Friends of Xenia Station (FOXs), and environmental groups such Partners for the Environment.

The primary community input will be focused on preparation of the basic approach work plan. After a draft is prepared, it will be posted on the City's website. Hard copies will be made available at the County Library to ensure access for those without appropriate information technology availability, knowledge, or experience. The document availability and request for comments will be announced to the public via the City's website, possibly the media outlets discussed above, and notifications to key community groups. Public comments regarding the proposed project approach will be accepted during public meetings. The basic approach work plan will be modified as appropriate in response to relevant comments.

Following approval of the basic approach work plan, Xenia will seek public input regarding the brownfield site inventory at one initial kick-off meeting, to acquaint community leaders, lenders, developers, citizen groups, and other stakeholders. This meeting will be held at the City offices. Xenia will solicit nominations for additions to the existing brownfield inventory and site prioritization criteria. The City will incorporate public comments and modify the site prioritization criteria.

Once a site is selected for use of grant funds, Xenia may hold a public meeting to discuss these sites within the **HUB District**. The City's community outreach program will continue through site use planning, site plan approval, and zoning review as site redevelopment ultimately progresses.

Following completion of an assessment, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities that have occurred, providing results of the assessments, and explaining health and environmental impacts of findings. If health threats are identified, the GCCHD will become a partner in community involvement and education. GCCHD will be integral in explaining health concerns and, if assessments identify potential health threats, key in helping residents find solutions. When remediation and/or redevelopment are initiated for a site, more involvement activities, including explanations of plans, and solicitation of comments and feedback on those plans, may be implemented.

At the close of the project, the City will announce the results of the assessment and cleanup planning activities conducted under the grant. The announcement will be posted on the City's website and disseminated by other community groups to ensure that all interested parties are included in the process.

4. SITE ELIGIBILITY AND PROPERTY OWNERSHIP ELIGIBILITY

This section is not applicable. The City of Xenia is requesting funds under the community-wide designation and has not selected specific sites. The City of Xenia intends to use funding to assess, characterize and prioritize multiple eligible sites within the City of Xenia, Ohio.

Attachment ii
Letters from State Environmental Authority



DEVELOPMENT DEPARTMENT

101 N. DETROIT ST. XENIA, OH 45385 (937) 372-6389 (937) 372-8151(FAX) WWW.CLXENIA.OH.US

December 17, 2013

Ms. Megan Oravec
Training and Outreach Coordinator
Ohio EPA
50 West Town Street, Suite 700
P.O. Box 1049
Columbus, OH 43216-1049

RE: **Request for Ohio EPA Letter of Support**
USEPA Brownfields Grant – Community-wide Assessment
City of Xenia, Green County, OH – Hub District

Dear Ms. Oravec:

The City of Xenia is requesting a letter of support for the City's U.S. EPA Brownfields Community-wide Assessment Grant application for properties located within the Hub District in the city limits of Xenia, Ohio. The focus of this grant application is to provide environmental due diligence assistance for properties looking to undergo economic development but held up due to environmental stigma.

The following information is provided per Ohio EPA guidelines:

A. Grant Requested:

- i. Grant Type: Community-wide Assessment – Combined Hazardous Substance and Petroleum
- ii. Federal Funds Requested: \$400,000 (\$200,000 each grant type)

B. Property Name and Address:

This is a Community-Wide (City of Xenia) Assessment application. The City has tentatively identified 18 properties within the area of the City called the Hub District for consideration of environmental due diligence. This area was selected as part of the City's Brownfield Planning project funded by the Ohio Department of Development. Table 1 identifies these 18 properties to be considered for due diligence efforts.

C. Proposed Use of Subtitle A Funds

The City of Xenia is proposing the following uses of the Subtitle A funds:

- Community Meeting: Estimate of no more than 4
- Phase I Property Assessments : 10
- Quality Assurance Project Plans : 1
- Sampling and Analysis Plans : 4
- Phase II Property Assessments : 4
- Analysis of Brownfield Cleanup Alternatives: 4

D. Community Needs

The Hub District is in the core of the City, and includes some of the oldest industrial properties in the City. The housing stock is also old, as many homes were built to house the industrial and railroad workers of 1920s through 1940s. The area is primarily in Census Tract 2406, which according to 2010 Census data (latest available) had more than 41 percent of the housing stock built prior to 1940. This also is among the more economically disadvantaged areas of the City, with some 28.6 percent of the 5,528 residents living below the poverty line.

E. Leveraging of Additional Resources

As part of the City's overall effort to increase their economic base as well as increasing public benefits, especially health (e.g. bike trails), the City has taken advantage of the Clean Ohio program both the assistance fund (\$275,900) and the revitalization fund (\$5,421,800). However for the Hub District, the City applied for and received a Brownfield Action Program grant from the Ohio Department of Development. This grant has allowed the City to develop the planning necessary to revitalize this area both economically and provide health benefits to the local citizens and residents in the form of reduced contaminants in the environmental and great physical fitness opportunities in the form of the enhancement of the existing bike trails.

In addition, the City is planning on a community outreach effort for not only the residents of the District but also the City's residents as well. To that end, the City has began contacting local neighborhood organizations, churches, and other community organizations to participate in the community outreach by providing meeting venues, posting of meeting notes and information on websites and in church bulletins. An effort will be made to educate the heads of these groups such that they become part of the team assisting the City in making the redevelopment of the District a reality and identifying opportunities for increased economic and health benefits to their members.

F. Expected Benefits

This grant will allow the City to continue their efforts within the Hub District to revitalize it by increasing job opportunities upon development of the underutilized sites of which the Brownfield Action program grant has identified approximately 19 sites, to encourage greater investment in the District and create more opportunities for the increased physical fitness of the residents of Xenia through the enhancement of the existing bike trails.

Thank you for your support of our application. Please do not hesitate to call me at (937) 372-7943 for clarification on any issue.

Respectfully Submitted,



Steve Brodsky
Development Director
City of Xenia

Cc: Table 1

**Table 1
Proposed Property Information**

Property No.	Property Owner	Property Address	Estimated Acreage	Parcel ID	Latitude (centroid)	Longitude (centroid)	Zoning	Current Land Use	Assumed Contaminant Type
1	Jayne Claudia	261 S. Collier St	5.57191	M40000200120051900	39.68224	-83.92412	I-1		H
2	Xenia Lodge No 668 Bpoe	71 E. Second St	0.48542	M40000200120017000	39.68369	-83.92780	B-2	Institutional	H
3	Gregory & Pamela Bernitt	269 S. Whitman St	0.45771	M40000200120034800	39.68159	-83.92677	I-1	Warehouse	H
4	R & D Joseph Properties Llc	89 Leaman St	0.42730	M40000200120037000	39.68125	-83.92722	I-1		H
5	Stephen D Jette	17 W. Third St	0.19830	M40000100090023200	39.68245	-83.92968	C-PUD	Vacant Industrial	H (MGP)
			0.40051	M40000100090023300	39.68207	-83.92955	C-PUD	Vacant Industrial	H (MGP)
			0.12098	M40000100090023100	39.68251	-83.92952	C-PUD	Vacant Industrial	H (MGP)
			0.25517	M40000100090023000	39.68242	-83.92932	C-PUD	Vacant Industrial	H (MGP)
6	Walter & Frances Collier	249 Sycamore St	0.33483	M40000100090026700	39.68144	-83.92994	C-PUD	Vacant Industrial	H (MGP)
			0.23492	M40000100090026800	39.68123	-83.93013	C-PUD	Vacant Industrial	H (MGP)
			0.21381	M40000100090026900	39.68105	-83.93027	C-PUD	Vacant Industrial	H (MGP)
			0.19597	M40000100090027000	39.68088	-83.93040	C-PUD	Vacant Industrial	H (MGP)
			0.16365	M40000100090027100	39.68071	-83.93055	C-PUD	Vacant Industrial	H (MGP)
7	Benjamin D Crum	214 S. King St	0.62694	M40000100090025500	39.68174	-83.93088	R-1C	Single Family Dwelling	H (MGP)
8A	Autozone Inc	263 S. Detroit St	0.13210	M40000200120036700	39.68142	-83.92865	B-3	Retail	P
			0.15062	M40000200120036800	39.68144	-83.92880	B-3	Retail	P
8B	Sofirera Enterprises Llc	283 S. Detroit St	0.95120	M40000200120035000	39.68103	-83.92843	I-1		P
8C	Duncan Oil Co	309 S. Detroit St	0.05470	M40000200120035500	39.68065	-83.92903	I-1	Vacant Land	P
			0.12319	M40000200120035300	39.68084	-83.92883	I-1		P
			0.10738	M40000200120035400	39.68074	-83.92883	I-1		P
9	Mary Jane Henize	Hill St	0.96809	M40000200130005300	39.67980	-83.92913	I-1	Retail	H & P
10	Marc & Diane Miller	72 Hill St	0.60666	M40000200130028500	39.68046	-83.92784	I-1		H & P
11	Lee Gentner	33 Hill St	1.71827	M40000200130029700	39.67982	-83.92843	I-1	Vacant Land	H & P
12	Robert S Johnson	95 Hill St	2.25478	M40000200130029600	39.67972	-83.92757	I-1		H & P
13A	Stanley & Sherrie Collins	134 & 168 Washington St	0.77493	M40000200130006500	39.67931	-83.92684	I-1	Industrial	H & P
			0.59301	M40000200130027000	39.67906	-83.92602	I-1	Vacant Land	H & P
13B	Lee Gentner	Washington St	0.63863	M40000200130005900	39.67931	-83.92600	I-1		H & P
14	Charles & Sarah Hale	Home Ave	2.19178	M40000200130020700	39.67838	-83.92730	I-1		H & P

NOTES: I-1 : Light Industrial
B-2 : Central Business District
C-PUD : Commerical Planned Unit Development
R-1C : One family Residential District
B-3 : Highway-Oriented Business District
H : Hazardous Substances
H (MGP) : hazardous Substances (Manufactured Gas Plant)
P : Petroleum Substances



John R. Kasich, Governor
Mary Taylor, Lt. Governor
Craig W. Butler, Interim Director

January 9, 2014

U.S. Environmental Protection Agency, Region 5
Brownfields and Early Action Section
ATTN: Linda Mangrum and Kelley Moore
77 West Jackson Blvd.
Mail Code SM-7J
Chicago, IL 60604-3507

RE: City of Xenia Community-Wide Assessment Grant Proposal

Dear Ms. Mangrum and Ms. Moore:

I am pleased to offer Ohio EPA's support for the City of Xenia Community-Wide Assessment Grant proposal. We have worked with the City of Xenia in the past and hope to be able to provide support to the City of Xenia under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding the City of Xenia is requesting under their community-wide assessment grant proposal will be used to assess 18 properties within the area of the City called the Hub District, as well as perform community outreach. The Hub District is in the core of the City, and is among the more economically disadvantaged areas of the City, with 28.6 percent of the residents living below the poverty line. If awarded, this grant will allow the City to continue their revitalization efforts within the Hub District by increasing job opportunities, encouraging greater investments in the District, and creating more opportunities for physical fitness to the residents of Xenia.

We look forward to working with the City of Xenia and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285.

Sincerely,

Amy Yersavich, Manager
Ohio Environmental Protection Agency
Site Assistance and Brownfield Revitalization

cc: Steve Brodsky, Development Director, City of Xenia
Mike Starkey, Ohio EPA, DERR/SWDO



DEVELOPMENT DEPARTMENT

101 N. DETROIT ST. XENIA, OH 45385 (937) 372-6389 (937) 372-8151(FAX) WWW.CI.XENIA.OH.US

December 17, 2013

Mr. Verne Ord, Assistant Chief
Ohio Department of Commerce
State Fire Marshal
Bureau of Underground Storage Tank Regulations
8895 East Main Street
Reynoldsburg, OH 43068

RE: **Request for BUSTR Letter of Support**
USEPA Brownfields Grant – Community-wide Assessment
City of Xenia, Green County, OH – Hub District

Dear Mr. Ord:

The City of Xenia is requesting a letter of support for the City's U.S. EPA Brownfields Community-wide Assessment Grant application for properties located within the Hub District in the city limits of Xenia, Ohio. The focus of this grant application is to provide environmental due diligence assistance for properties looking to undergo economic development but held up due to environmental stigma.

The following information is provided per BUSTR guidelines:

A. Grant Requested:

- i. Grant Type: Community-wide Assessment – Combined Hazardous Substance and Petroleum
- ii. Federal Funds Requested: \$400,000 (\$200,000 each grant type)

B. Property Name and Address(es):

This is a Community-Wide (City of Xenia) Assessment application. The City has identified 18 properties within the area of the City called the Hub District for consideration of environmental due diligence. This area was selected as part of the City's Brownfield Planning project funded by the Ohio Department of Development. Table 1 identifies these 18 properties to be considered for due diligence efforts.

C. Property Owner Name(s) and Address(es):

This is a Community-wide Assessment application. The City has identified approximately 18 properties that are being considered for due diligence. See Table 1 for the names and address of the properties including current owners.

D. Community Needs

The Hub District is in the core of the City, and includes some of the oldest industrial properties in the City. The housing stock is also old, as many homes were built to house the industrial and railroad workers of 1920s through 1940s. The area is primarily in Census Tract 2406, which according to 2010 Census data (latest available) had more than 41 percent of the housing stock built prior to 1940. This also is among the more economically disadvantaged areas of the City, with some 28.6 percent of the 5,528 residents living below the poverty line.

E. Proposed Use of Funds and Leveraging of Additional Resources

The City of Xenia is proposing the following uses of the Subtitle A funds:

- Community Meeting: Estimate of no more than 4
- Phase I Property Assessments : 10
- Quality Assurance Project Plans : 1
- Sampling and Analysis Plans : 4
- Phase II Property Assessments : 4
- Analysis of Brownfield Cleanup Alternatives: 4

F. Expected Benefits

This grant will allow the City to continue their efforts within the Hub District to revitalize it by increasing job opportunities upon development of the underutilized sites of which the Brownfield Action program grant has identified approximately 19 sites, to encourage greater investment in the District and create more opportunities for the increased physical fitness of the residents of Xenia through the enhancement of the existing bike trails.

G. Current and Immediate Past Owners

The City has identified approximately 18 properties that are being considered for due diligence. See Table 1 for the names and address of the properties including current owners. Due diligence will be needed to identify past owners.

H. Acquisition of Site

Acquisition of the properties by the City may or may not happen with few exceptions. Even these exceptions would not occur until well after the environmental due diligence is completed.

I. No Responsible Party Status

As part of the due diligence effort, responsible party evaluation will be a key criterion with regards to deciding whether a property is to be assessed.

J. Cleaned Up by a Person Not Potentially Liable

The City has not dispensed or disposed of petroleum or petroleum product or exacerbated the existing petroleum contamination at any of the proposed properties to be assessed; and will take reasonable steps with regard to the contamination at these properties.

K. Relatively Low Risk

As part of the due diligence effort, the evaluation of the property with regards to 'low risk' will be a key criterion with regards to deciding whether a property is to be assessed. The City plans to work closely with the regional BUSTR Coordinator as well as the City's Fire Marshall to make this determination.

L. Judgments, Orders, or Third Party Suits

As part of the due diligence effort, the evaluation of the property with regards to 'judgments, orders, or third party suits' will be a key criterion with regards to deciding whether a property is to be assessed.

M. Subject to RCRA

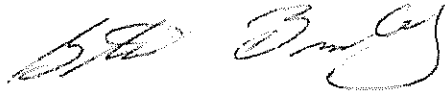
It is unknown at this time whether any of the properties to be assessed are currently subject to any order under Section 9003(h) of the Solid Waste Disposal Act. As part of the due diligence effort, the evaluation of the property with regards to 'RCRA orders' will be a key criterion with regards to deciding whether a property is to be assessed.

N. Financial Viability of Responsibilities Parties

As part of the due diligence effort, the evaluation of the property with regards to 'financial viability of a responsible party' will be a key criterion with regards to deciding whether a property is to be assessed.

Thank you for your support of our application. Please do not hesitate to call me at (937) 372-7943 for clarification on any issue.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Steve Brodsky', written in a cursive style.

Steve Brodsky
Development Director
City of Xenia

Cc: Table 1

Table 1
Proposed Property Information

Property No	Property Owner	Property Address	Estimated Acreage	Parcel ID	Latitude (centroid)	Longitude (centroid)	Zoning	Current Land Use	Assumed Contaminant Type
1	Jayne Claudia	261 S. Collier St	5.57191	M40000200120051900	39.68224	-83.92412	I-1		H
2	Xenia Lodge No 668 Bpoe	71 E. Second St	0.48542	M40000200120017000	39.68369	-83.92780	B-2	Institutional	H
3	Gregory & Pamela Bernitt	269 S. Whitman St	0.45771	M40000200120034800	39.68159	-83.92677	I-1	Warehouse	H
4	R & D Joseph Properties Llc	89 Leaman St	0.42730	M40000200120037000	39.68125	-83.92722	I-1		H
5	Stephen D Jette	17 W. Third St	0.19830	M40000100090023200	39.68245	-83.92968	C-PUD	Vacant Industrial	H (MGP)
			0.40051	M40000100090023300	39.68207	-83.92955	C-PUD	Vacant Industrial	H (MGP)
			0.12098	M40000100090023100	39.68251	-83.92952	C-PUD	Vacant Industrial	H (MGP)
			0.25517	M40000100090023000	39.68242	-83.92932	C-PUD	Vacant Industrial	H (MGP)
6	Walter & Frances Collier	249 Sycamore St	0.33483	M40000100090026700	39.68144	-83.92994	C-PUD	Vacant Industrial	H (MGP)
			0.23492	M40000100090026800	39.68123	-83.93013	C-PUD	Vacant Industrial	H (MGP)
			0.21381	M40000100090026900	39.68105	-83.93027	C-PUD	Vacant Industrial	H (MGP)
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			0.12319	M40000200120035300	39.68084	-83.92883	I-1		P
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13A	Stanley & Sherrie Collins	134 & 168 Washington St	0.77493	M40000200130006500	39.67931	-83.92684	I-1	Industrial	H & P
			0.59301	M40000200130027000	39.67906	-83.92602	I-1	Vacant Land	H & P
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14	Charles & Sarah Hale	Home Ave	2.19178	M40000200130020700	39.67838	-83.92730	I-1		H & P

NOTES: I-1 : Light Industrial
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C-PUD : Commerical Planned Unit Development
R-1C : One family Residential District
B-3 : Highway-Oriented Business District
H : Hazardous Substances
H (MGP) : hazardous Substances (Manufactured Gas Plant)
P : Petroleum Substances



Department of Commerce

Division of State Fire Marshal
John R. Kasich, Governor
David Goodman, Director

December 24, 2013

Ms. Linda Mangrum
U.S. EPA Brownfield Contact, Region 5
U.S. Environmental Protection Agency
77 West Jackson Boulevard
Mail Code SM-7J
Chicago, IL 60604-3507

Subject: City of Xenia - USEPA Brownfield Assessment Grant proposal

Dear Ms. Mangrum:

This letter acknowledges that the City of Xenia notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use \$200,000 of the total \$400,000 grant proposal for a community-wide brownfield assessment for petroleum waste. Sites being considered are old industrial and commercial facilities residences and vacant land in the area of the City called the Hub District.

This project is a part of a redevelopment project in Xenia. The Hub District is in the core of the City and includes some of the oldest industrial properties in the City. The housing stock is also old, as many of the houses were built between 1920 and 1940. This is also among the most economically disadvantaged areas of the City. The City hopes to assess, clean up and raze former industrial facilities, eliminating threats to the environment and public health and providing opportunities for redevelopment and revitalization of the local community and economy and to increase physical fitness of the residents of Xenia through the enhancement of the existing bike trails.

The applicant provided BUSTR with information regarding the planned project and requested BUSTR make a necessary determination on eligibility for brownfields funding. Based on the information provided, BUSTR has determined that:

- The sites are of "relatively low risk" as compared with other petroleum-only sites since the sites are not being cleaned up using LUST trust fund monies.
- There is no viable responsible party as defined by the U.S.EPA request for proposal publication EPA-OSWER--OBLR-13-05, Section III.
- The applicant is a volunteer who is not potentially liable for the petroleum contamination because the applicant has not dispensed petroleum or petroleum products at the sites.
- The sites are not subject to any order under RCRA (Sec. 9003(h)).

Page 2
December 24, 2013
U.S. EPA, Region 5

I am pleased to offer BUSTR's support for the City of Xenia Brownfield Assessment Grant proposal. We look forward to working with the City of Xenia and the U.S.EPA on this project.

Sincerely,



Verne A. Ord
Assistant Chief – BUSTR
Division of State Fire Marshal
Ohio Department of Commerce

xc: Site File
Steve Brodsky, City of Xenia Development Director

Attachment iii
Applicant Eligibility Documents

The applicant is the City of Xenia, who has not received an Assessment grant from USEPA in Fiscal Year 2013 nor is a member of a coalition that was awarded a grant in Fiscal Year 2013. As the applicant is a City, this attachment is not applicable.

Attachment iv
Letters from Community-Based Organizations



VIVID HISTORY. VIBRANT FUTURE.

OFFICE OF THE CITY MANAGER

101 North Detroit Street • Xenia, Ohio 45385-2911 • Phone (937) 376-7231 • Fax (937) 374-1818 • www.ci.xenia.oh.us

January 21, 2014

US Environmental Protection Agency, Region 5
Brownfields and Early Action Section
ATTN: Linda Mangrum and Kelley Moore
77 West Jackson Blvd.
Mail Code SM-7J
Chicago IL 60604-3507

RE: City of Xenia Community-Wide Assessment Grant Proposal

Dear Ms. Mangrum and Ms. Moore:

The City of Xenia has a strong record of working with property owners and stakeholders on the remediation and redevelopment of brownfield sites within the City. Despite the tight budgets that have effected nearly every local government, the City has committed significant dollars, in addition to staff time and resources, towards brownfield redevelopment.

Leveraging other funding sources is a key to ensuring these former industrial sites can again be a source of employment and pride for our citizens. We have successfully used state funding through the Clean Ohio programs for assessment and remediation. In the case of a former rope factory, the City went one step further, purchasing the property and providing the match dollars necessary to ensure the project came to fruition. This amounted to an approximately \$1.2 million commitment by the City of Xenia, and the delay in several other capital improvement projects throughout the City that will not be completed until this project is completed and the property sold or redeveloped.

We have actively engaged community partners to assist in our efforts, and as a result were one of only six communities across the state of Ohio to be awarded a pilot Brownfield Action Plan grant. The grant, creating a plan for an area we call the HUB district, has become the basis of our Community Wide Assessment grant proposal. The City is also committing a minimum of \$50,000 towards purchase of properties in the HUB district, knowing that additional funding will be necessary for the remediation and redevelopment of these properties, and that other capital needs will have to be delayed.

We look forward to working with the USEPA and our community partners on this vital project.

Sincerely,

Brent Merriman
Asst. City Manager

City of Hospitality
An Equal Opportunity Employer



334 W. Market Street
Xenia, OH 45385
Phone: 937-372-3591
Fax: 937-372-2192
E-mail: xacc@xacc.com
www.xacc.com

Mr. Steve Brodsky
Development Director
City of Xenia
966 Towler Road
Xenia OH 45385

Dear Mr. Brodsky:

The Xenia Area Chamber of Commerce strongly supports the City of Xenia in your application to the USEPA for a Communitywide Assessment to assess the area known as the HUB District, and will be an active partner on this project.

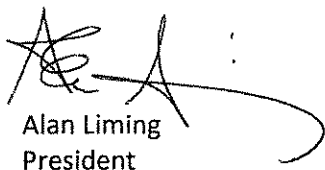
The Chamber has a long history of working with the City to improve business conditions and promote the quality of life of the Xenia area. Xenia Station and the area surrounding it (the HUB District) are focal points of tourism and the Chamber has worked to promote the trails and assist our business community in marketing to the thousands of bike riders and other trail users. We recognize this area as an important economic asset to the community.

We believe these efforts will be enhanced by this USEPA grant. As we understand, the City will inventory potential brownfield sites, assess environmental conditions and determine what further actions may be required, and then develop a plan to remediate and redevelop these sites.

The Xenia Area Chamber of Commerce will assist the City with these efforts. We understand that community participation and communication is an important aspect of the process. To that end, we will use our website and weekly e-newsletter to promote meetings and provide information where possible. If needed, we are also happy to open the Chamber's meeting room for your use in conducting meetings.

Please let us know how we can be of further assistance. We look forward to working with the City and support your efforts to secure funding for this important project.

Sincerely,



Alan Liming
President



January 7, 2014

Mr. Steve Brodsky
Development Director, City of Xenia
966 Towler Road
Xenia OH 45385

RE: City of Xenia-USEPA Brownfield Assessment Grant Application

Dear Mr. Brodsky:

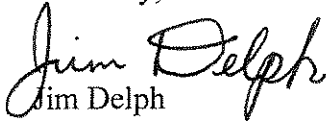
Friends of Xenia Station (FOXs) is dedicated to promoting and preserving Xenia Station Park. We recognize it to be a true community asset, and want to ensure it will continue to be used by the community for generations to come. To that end, FOXs is pleased to provide our support to the City of Xenia in your application to the USEPA for a Communitywide Assessment to assess the area known as the HUB District.

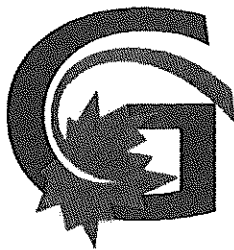
It is understood that the City will use the USEPA grant to inventory potential brownfield sites, assess environmental conditions and determine if they may pose a risk to human or environmental health, and then develop a plan to remediate and redevelop these sites.

FOXs will work with the City to promote this effort, assist with communicating information to our members and other trail users, and will continue to work with the City on the maintenance of Xenia Station and the area surrounding it. As we start our third year, FOXs has already made an impact as dozens of volunteers have spent countless hours fulfilling our mission, to preserve Xenia Station, the park in which it resides, and the multi-use trails radiating from it; as a valued city landmark, and to explore ways to promote and enhance its cultural, historical, and economic value to our community.

We look forward to working with the City on this exciting project.

Sincerely,


Jim Delph
FOXs Chair



GREENE COUNTY | PARKS & TRAILS

January 8, 2014
Mr. Steve Brodsky
Development Director
City of Xenia
966 Towler Road
Xenia OH 45385

RE: Letter of Support - City of Xenia-USEPA Brownfield Assessment Grant Application

Dear Mr. Brodsky:

Greene County Parks & Trails would like to express our support of the City of Xenia in your application to the USEPA for a Communitywide Assessment to assess the area known as the HUB District. Serving as it does as the trail head for four recreational trails, the continued improvement of the area around Xenia Station is an important effort for the City of Xenia and the region.

As you know Greene County Parks & Trails helps maintain the 62 miles of recreational trails throughout Greene County, providing services to the tens of thousands of trail users annually. This includes providing patrols through our Ranger Division, maintenance of the paved trails and working with many volunteers including the Trail Sentinels to protect the health, safety and welfare of our citizens and visitors. Improving the conditions and promoting redevelopment along these wonderful recreational corridors will help us meet our mission of conserving and promoting Greene County's natural and cultural treasures as an exceptional destination for outdoor experiences while enhancing the quality of life for citizens and visitors.

It is our understanding the City of Xenia will use the USEPA grant to inventory potential brownfield sites, assess environmental conditions and determine if they may pose a risk to human or environmental health, and then develop a plan to remediate and redevelop these sites.

Greene County Parks & Trails is willing to work with the City of Xenia to promote this effort, assist with communicating pertinent information to our users, and will continue to work with the City on the maintenance of the trail system.

We look forward to working with the City of Xenia on this important initiative.

Sincerely,

Chrisbell Bednar
Director

575 Ledbetter Road • Xenia, OH 45385 • Phone: (937) 562-6440 • Fax: (937) 562-6455 • www.gcparktrails.com

GREENE COUNTY COMMISSIONERS

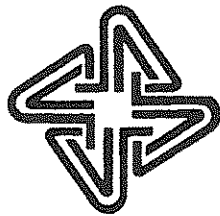
Alan G. Anderson
Robert J. Glaser, Jr.
Tom Koogler

GREENE COUNTY ADMINISTRATOR

Howard E. Poston
DIRECTOR OF PARKS
Chrisbell Bednar

PARK DISTRICT COMMISSIONERS

John A. Finlay, President
Anthony F. Sculimbrene
R. Douglas McLarty



GCCHD

GREENE COUNTY COMBINED HEALTH DISTRICT

Melissa A. Howell, MS, MBA, MPH, Health Commissioner
Robert P. Dillaplain, MD, Medical Director

January 8, 2014

Mr. Steve Brodsky
Development Director
City of Xenia
966 Towler Road
Xenia OH 45385

RE: Letter of Support
City of Xenia-USEPA Brownfield Assessment Grant Application

Dear Mr. Brodsky:

The Greene County Combined Health District is pleased to support the efforts of the City of Xenia as you apply for a Communitywide Assessment Grant through the US Environmental Protection Agency to assess the area known as the HUB District.

The Health District has a long history of working with the City of Xenia to promote, protect and improve the health of its citizens, as well as the citizens of all of Greene County. We do this through promoting a clean, healthy environment; providing health services; education on healthy life styles, and promotion of community wellness and preventative health measures.

We understand the purpose of this grant is to allow the City to inventory possible brownfield sites, and characterize and assess potential environmental contaminants or other conditions that may pose a risk to human or environmental health, as well as begin to develop an action plan to remediate and redevelop these sites. This will further the work already completed as part of the Brownfield Action Plan grant through the State of Ohio, of which we have been a part.

The Health District will provide available health information in the impacted areas of the HUB district, and work with the City to help the residents, businesses and other citizens understand what these impacts may be.

Thank you for including us in your planning efforts. We look forward to working with the City on this important initiative.

Sincerely,

Melissa Howell

Greene County Health Commissioner

360 Wilson Drive • Xenia, Ohio 45385
(937) 374-5600 • (866) 858-3588 • Fax (937) 374-5675



Administrative Offices
76 East Market Street
PO Box 520
Xenia, OH 45385-0520
937.352-4000 ext. 1200
Fax: 937.372.4673

January 13, 2014

Mr. Steve Brodsky
Development Director
City of Xenia
966 Towler Road
Xenia OH 45385

RE: Letter of Support
City of Xenia-USEPA Brownfield Assessment Grant Application

Dear Mr. Brodsky:

The Greene County Public Library would like to express our support of the City of Xenia as you apply for a USEPA Communitywide Assessment Grant for the HUB District.

The Greene County Public Library was established for the benefit of all Greene County residents. We not only provide a connection to reading and lifelong learning, but access to a wealth of local information. The staff at our seven local branches is dedicated to assisting our citizens find the information and resources to help them grow.

As part of the City's Brownfield Action Plan local committee, we were happy to research past uses to help the City locate potential brownfields within the HUD district. We understand the City would like to take the next step and use the USEPA grant City to characterize and assess any potential environmental contaminants or other conditions at those identified sites, and then develop an action plan to remediate and redevelop these sites.

We are glad to continue to serve on any local committee that may be created as you move forward in this process, and will also continue through our reference services to provide additional information where possible.

The Greene County Public Library looks forward to working with the City on this community project.

Sincerely,

Karl Colon
Greene County Public Library Director



PARTNERS FOR THE
ENVIRONMENT

January 21, 2014

Mr. Steve Brodsky
Development Director
City of Xenia
966 Towler Road
Xenia OH 45385

RE: Letter of Support for the City of Xenia-USEPA Brownfield Assessment Grant Application

Dear Mr. Brodsky:

Please accept this letter as support by the Partners for the Environment for the City of Xenia's application for a USEPA Communitywide Assessment Grant. The intent of the project is to assess the area known as the HUB District. The project addresses the quality of Shawnee Creek, which flows through the HUB district and at a minimum the grant will help the City have a better understanding of the nature and extent of potential environmental contaminants in that stream.

The Partners for the Environment is an alliance of more than 70 environmental organizations, government and civic organizations, and public and private educational institutions. Our mission is to coordinate, champion, and leverage resources to help organizations who work to protect, preserve, and restore the environmental and agricultural resources of the Great Miami River and Little Miami River watersheds. Shawnee Creek is a major tributary of the Little Miami River and flows through the project area.

The Partners for the Environment is supportive of projects that work to protect and improve the environmental quality of our communities. The Partner for the Environment hosts quarterly meetings for more than 70 local community organizations who work on issues of the environment where the City of Xenia may report on this project and reach out to community members.

Good luck in pursuing the grant. Please contact us with any questions.

Sincerely,

Sarah Hippensteel Hall, PhD
Chairperson

38 E. Monument Avenue
Dayton, Ohio 45402
www.gdpartners.org

Attachment v
Leveraged Fund Documentation

Leveraged Fund Documentation

The below table summarizes the leveraged funds being committed to this grant application, whom the source of the funds are coming from, and what the estimated value of the in-kind services are.

Organization Type	Community Organizations	Potential Role/Commitment	Estimated Value
Applicant	City of Xenia	1) Meeting rooms, educational materials, and staff needed for press releases, meetings/hearings, website updates, etc. to support community outreach efforts. 2) Staff to document site selection/inventory process, community outreach efforts, program process, and oversee grant financial transactions to support programmatic activities. 3) Site access support (access agreements, building access, etc.) to support PIESA, PIESA, and BUSTR activities. 4) Management of Assessment Grant in accordance with grant agreement to support programmatic activities.	\$25,000
Environmental Consultant	Environmental Consultant	1) Develop Quality Assurance Project Plan 2) Assistance with community outreach services - website updates	\$5,000
Business	Xenia Area Chamber of Commerce	1) Assist with community outreach services	\$1,000 (10 hrs@\$100/hr)
Community Service	Friends of Xenia Station	1) Assist with community outreach services	\$1,000 (10 hrs@\$100/hr)
County Service	Greene County Combined Health District	1. Provide health information for each of the 18 properties. 2. Assist in risk evaluation if requested. 3. Assist with community outreach services	\$10,000 (100 hrs@\$100/hr)
	Greene County Parks & Trails	1. Assist with community outreach services 2. Assist the City in maintenance of bike trail system ¹	\$1,000 (10 hrs@\$100/hr)

¹ No costs are provided for the future maintenance of the trails as budgets are still being developed by the Greene County Parks & Trails.

Organization Type	Community Organizations	Potential Role/Commitment	Estimated Value
	Greene County Public Library	1. Assist with community outreach services 2. Conduct additional research beyond work conducted for BAP to determine historical property uses	\$10,000 (100 hrs@\$100/hr)
Environmental	Partners for the Environment	1. Assist with community outreach services by providing the opportunity to speak at its regional meeting	\$0

The total estimated amount of leveraged funds to be committed to this assessment grant is \$53,000. The commitment letters from the CBOs are included in Attachment iv.

It should be noted that the Greene County Public Library prepared a spreadsheet for the BAP which listed all of the 18 properties designated a priority to determine ownership and correct addresses as the City of Xenia has undergone a change in how properties in the **HUB District** were addressed over time. In addition, this spreadsheet identified whether the property was listed in various City Directories back to 1900. The Library estimated the value of this effort to be on the order of \$25,000².

² Verbal communication from the Head Librarian of the Greene County Public Library.

Attachment vi
Requested Waiver Justification

No wavier is requested as this application is for a community-wide assessment; therefore, this attachment is not applicable.

Attachment vii
Property Specific Determination

No property-specific determination is requested as this application is for a community-wide assessment; therefore, this attachment is not applicable.

Attachment viii
Assessment Coalition Member Letters of Commitment

As this application is for a community-wide assessment, no coalition is proposed. Therefore, this attachment is not applicable.

Attachment ix
Petroleum Eligibility Determination

No petroleum eligibility determination is requested as this application is for a community-wide assessment; therefore, this attachment is not applicable.

Attachment x
Special Considerations Checklist

Appendix 3 Other Factors Checklist

Name of Applicant: City of Xenia, OH

Please identify (with an X) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page#
<input type="checkbox"/>	Community population is 10,000 or less	
<input type="checkbox"/>	Federally recognized Indian tribe	
<input type="checkbox"/>	United States territory	
<input type="checkbox"/>	Applicant will assist a Tribe or territory	
<input type="checkbox"/>	Targeted brownfield sites are impacted by mine-scarred land	
<input type="checkbox"/>	Targeted brownfield sites are contaminated with controlled substances	
<input checked="" type="checkbox"/>	Recent natural disaster(s) (2006 or later) occurred within community causing significant community economic and environmental distress	
<input type="checkbox"/>	Project is primarily focusing on Phase II assessments	
<input checked="" type="checkbox"/>	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	
<input type="checkbox"/>	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
<input checked="" type="checkbox"/>	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
<input type="checkbox"/>	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant</u> must attach documentation which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
<input type="checkbox"/>	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
<input type="checkbox"/>	Community is implementing green remediation plans.	
<input type="checkbox"/>	Climate Change (also add to "V.D Other Factors")	

SUPPORT DOCUMENTATION SUMMARY FOR SPECIAL CONSIDERATIONS CHECKLIST**Natural Disaster Documentation**

FEMA declared a major disaster declaration (FEMA-3286-EM) of April 24, 2008 due to record snow fall during the period of March 7 through March 9, 2008 in Greene County. Most of the City and surrounding area required a number of days of snow removal prior the City was fully open to all residents.

FEMA declared a major disaster declaration (FEMA-1850-DR) of October 24, 2008 due to severe windstorm associated with Tropical Depression Ike on September 14, 2008 in Greene County. A number of structures in Xenia were damaged due to the high winds.

FEMA declared a major disaster declaration (FEMA-3346-EM) of June 30, 2012 due to severe storms including high winds and heavy rain during the period of June 29 through July 2, 2012 in Greene County. A number of structures in Xenia were damaged due to the high winds and very heavy rain fall. Some localized flooding occurred within the city limits.

Leveraging Commitments Documentation

See Attachment v demonstrating a commitment of \$53,000 for in-kind services, with \$25,000 in-kind services provided as part of the BAP effort for the City, and the remaining \$50,000 in grant monies from the BAP to be used for property acquisition in the **HUB District**.

Significant Economic Disruption Documentation

The SuperValu Central Regional Office, Regional office, located on Bellbrook Road, in conjugation with their distribution center, was closed in May 2008, and consolidated into their Minnesota and Virginia regional offices. A total of 145 positions was loss ranging from regional management to marketing and distributing systems to administrative personnel.

In July 2010 Fulmer's Grocery Store, located in Towne Square Shopping Plaza (downtown), closed its doors resulting in the loss of 70 jobs. No grocery store has replaced this local store resulting in a food desert immediately adjacent to the Hub District.

May 2011: Brown Publishing, located on Cincinnati Avenue, consolidated all of their operations into their Miamisburg location resulting in the loss of 72 positions of which 60+ were for technical positions including printing machine operators and graphic artists.

By July 2012, the SuperValu distribution center was closed and its operations consolidated with the Richmond, IN warehouse. A total of 125 jobs were loss including management positions, logistics support teams, and warehouse fork lift operators.

The City's K-Mart store has recently announced within the past week that they are closing their door in April 2014 laying off 57 employees.



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Designated Counties: Ohio Hurricane Katrina Evacuation

[English](#)
[Disaster Declaration](#)[Designated Counties](#)[Disaster Federal Register Notices](#)[FOIA Statistics](#)

Designated Counties: Ohio Hurricane Katrina Evacuation

[Ohio Hurricane Katrina Evacuation](#)*Incident period: Monday, August 29, 2005 to Saturday, October 1, 2005*

Emergency Declaration declared on September 13, 2005

Individual Assistance

(Assistance to individuals and households)

None.

Public Assistance

(Assistance to State and local governments and certain private nonprofit organizations for emergency work and the repair or replacement of disaster-damaged facilities)

Assistance to State and local governments, Native American Tribes and certain Private-Non-Profit Organizations

Contact your [State or Tribal Emergency Management Office](#) to learn more about the [Public Assistance program](#).

PA-B

Adams County, Allen County, Ashland County, Ashtabula County, Athens County, Auglaize County, Belmont County, Brown County, Butler County, Carroll County, Champaign County, Clark County, Clermont County, Clinton County, Columbiana County, Coshocton County, Crawford County, Cuyahoga County, Darke County, Defiance County, Delaware County, Erie County, Fairfield County, Fayette County, Franklin County, Fulton County, Gallia County, Geauga County, Greene County, Guernsey County, Hamilton County, Hancock County, Hardin County, Harrison County, Henry County, Highland County, Hocking County, Holmes County, Huron County, Jackson County, Jefferson County, Knox County, Lake County, Lawrence County, Licking County, Logan County, Lorain County, Lucas County, Madison County, Mahoning County, Marion County, Medina County, Meigs County, Mercer County, Miami

County, Monroe County, Montgomery County, Morgan County, Morrow County, Muskingum County, Noble County, Ottawa County, Paulding County, Perry County, Pickaway County, Pike County, Portage County, Preble County, Putnam County, Richland County, Ross County, Sandusky County, Scioto County, Seneca County, Shelby County, Stark County, Summit County, Trumbull County, Tuscarawas County, Union County, Van Wert County, Vinton County, Warren County, Washington County, Wayne County, Williams County, Wood County and Wyandot County.

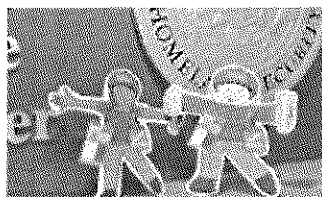
Hazard Mitigation Grant Program

(Assistance to State and local governments and certain private nonprofit organizations for actions taken to prevent or reduce long-term damage to life and property from natural hazards)

None.



FEMA Corps is a program that combines the expertise of FEMA and AmeriCorps to equip groups of young people to deploy into areas affected by disasters and assist the community with recovery. [Learn about the program and how you can get involved.](#)



Flat Stanley and Flat Siella are sharing emergency preparedness with children. [Read their blog posts](#), leave a comment, and suggest an upcoming adventure.

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Federal Emergency Management Agency



FEMA

Where Are you Looking for?



Ohio.gov Initial Notice

Initial Notice

Date of Notice:

Thursday, April 24, 2008

Billing Code 9110-10-P

DEPARTMENT OF HOMELAND SECURITY

Federal Emergency Management Agency

[FEMA-3286-EM]

Ohio; Emergency and Related Determinations

AGENCY: Federal Emergency Management Agency, DHS.

ACTION: Notice.

SUMMARY: This is a notice of the Presidential declaration of an emergency for the State of Ohio (FEMA-3286-EM), dated April 24, 2008, and related determinations.

EFFECTIVE DATE: April 24, 2008.

FOR FURTHER INFORMATION CONTACT: Peggy Miller, Disaster Assistance Directorate, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20472, (202) 646-2705.

SUPPLEMENTARY INFORMATION: Notice is hereby given that, in a letter dated April 24, 2008, the President declared an emergency declaration under the authority of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5206 (the Stafford Act), as follows:

I have determined that the impact in certain areas of the State of Ohio resulting from the record snow and near record snow during the period of March 7-9, 2008, is of sufficient severity and magnitude to warrant an emergency declaration under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. §§ 5121-5206 (the Stafford Act). Therefore, I declare that such an emergency exists in the State of Ohio.

In order to provide Federal assistance, you are hereby authorized to allocate from funds available for these purposes such amounts as you

find necessary for Federal disaster assistance and administrative expenses.

You are authorized to provide emergency protective measures, including snow removal, under the Public Assistance program to save lives and to protect property and public health and safety. Other forms of assistance under Title V of the Stafford Act may be added at a later date, as you deem appropriate. This emergency assistance will be provided for any continuous 48-hour period during or proximate to the incident period. You may extend the period of assistance, as warranted. This assistance excludes regular time costs for the sub-grantees' regular employees. Consistent with the requirement that Federal assistance be supplemental, any Federal funds provided under the Stafford Act for Public Assistance will be limited to 75 percent of the total eligible costs in the designated areas. Further, you are authorized to make changes to this declaration to the extent allowable under the Stafford Act.

The Federal Emergency Management Agency (FEMA) hereby gives notice that pursuant to the authority vested in the Administrator, Department of Homeland Security, under Executive Order 12148, as amended, Michael H. Smith, of FEMA is appointed to act as the Federal Coordinating Officer for this declared emergency.

I do hereby determine the following areas of the State of Ohio to have been affected adversely by this declared emergency:

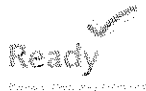
Ashtabula, Brown, Clermont, Clinton, Crawford, Delaware, Fairfield, Franklin, Geauga, Greene, Hardin, Huron, Lake, Morrow, Richland, Union, and Wyandot Counties for emergency protective measures (Category B), including snow removal, under the Public Assistance program for any continuous 48-hour period during or proximate to the incident period.

(The following Catalog of Federal Domestic Assistance Numbers (CFDA) are to be used for reporting and drawing funds: 97.030, Community Disaster Loans; 97.031, Cora Brown Fund Program; 97.032, Crisis Counseling; 97.033, Disaster Legal Services Program; 97.034, Disaster Unemployment Assistance (DUA); 97.046, Fire Management Assistance; 97.048, Individuals and Households Housing; 97.049, Individuals and Households Disaster Housing Operation...

3286

Last Updated: 07/17/2012 - 00:08

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U.S. Department of Homeland Security
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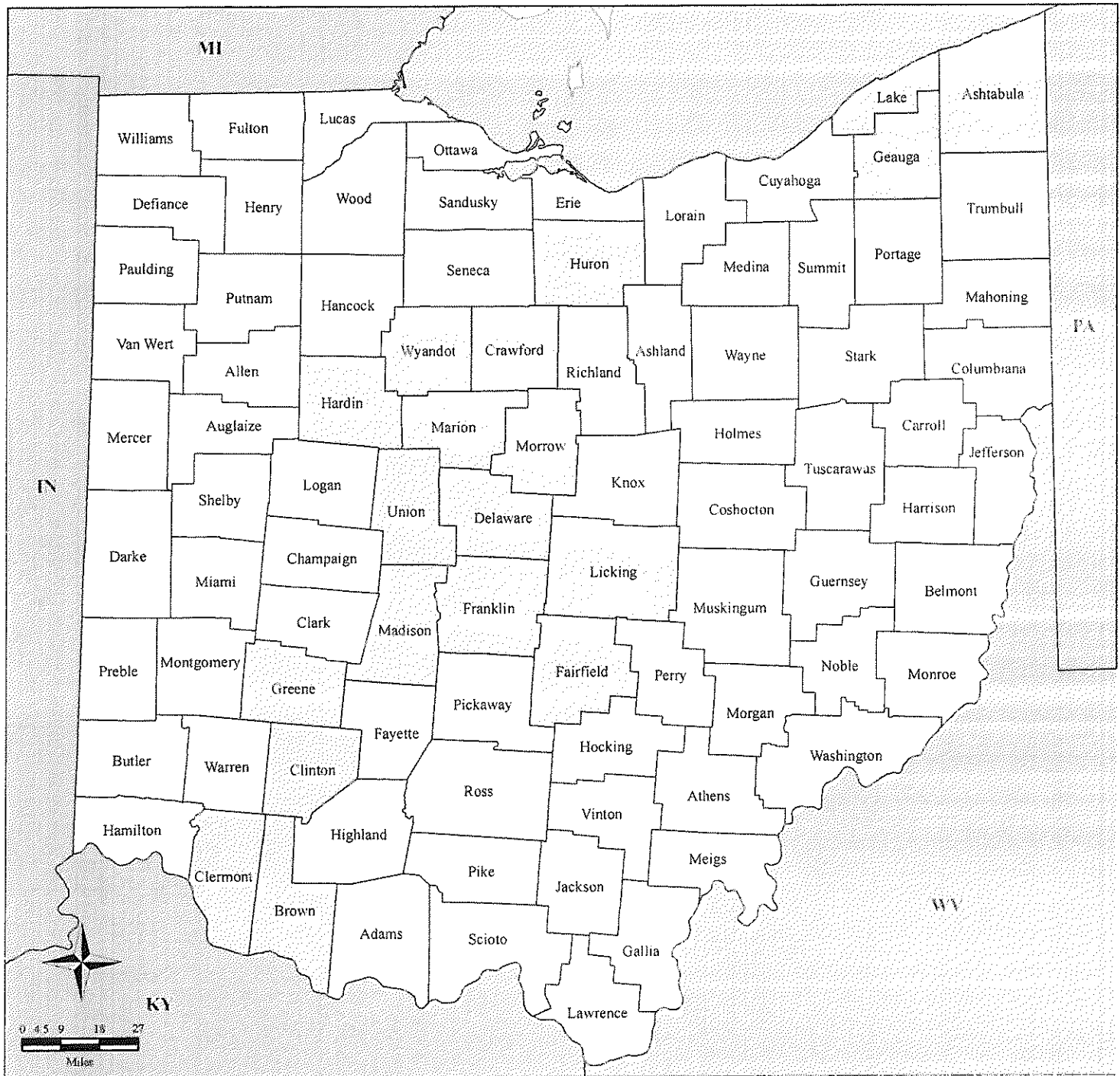


U.S. Fire Administration

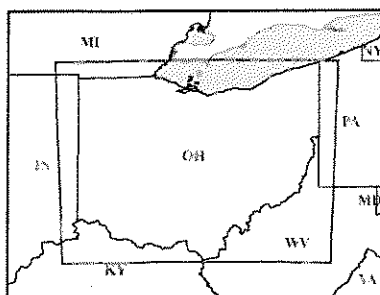
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FEMA-3286-EM, Ohio

Emergency Declaration as of 06/04/2008



Location Map



Legend

Designated Counties

	No Designation
	Public Assistance (Category B - Snow Removal)



FEMA

ITS Mapping & Analysis Center
Washington, DC

06/04/08 -- 10:00 AM EDT

Source: Disaster Federal Registry Notice
Amendment No. 1 - 06/04/2008

* For any continuous 48-hour period during or proximate to the incident period

Ohio Severe Wind Storm associated with Tropical Depression Ike – FEMA-1805-DR

October 24, 2008

On October 14, 2008, Governor Ted Strickland requested a major disaster declaration due to a severe windstorm associated with Tropical Depression Ike on September 14, 2008. The Governor requested a declaration for Public Assistance for 33 counties and Hazard Mitigation for all counties. During the period of October 6-10, 2008, joint Federal, State, and local Preliminary Damage Assessments (PDAs) were conducted in the requested counties and are summarized below. PDAs estimate damage immediately after an event and are considered, along with several other factors, in determining whether a disaster is of such severity and magnitude that effective response is beyond the capabilities of the State and the affected local governments, and that Federal assistance is necessary.¹

On October 24, 2008, President Bush declared that a major disaster exists in the State of Ohio. This declaration made Public Assistance requested by the Governor available to State and eligible local governments and certain private nonprofit organizations on a cost-sharing basis for emergency work and the repair or replacement of facilities damaged by the severe windstorm associated with Tropical Depression Ike in Ashland, Brown, Butler, Carroll, Champaign, Clark, Clermont, Clinton, Coshocton, Delaware, Fairfield, Franklin, Greene, Guernsey, Hamilton, Harrison, Highland, Hocking, Holmes, Knox, Licking, Madison, Miami, Montgomery, Morrow, Perry, Pickaway, Preble, Shelby, Summit, Tuscarawas, Union, and Warren Counties. This declaration also made Hazard Mitigation Grant Program assistance requested by the Governor available for hazard mitigation measures statewide.²

Summary of Damage Assessment Information Used in Determining Whether to Declare a Major Disaster

Individual Assistance – (Not Requested)

- Total Number of Residences Impacted:³ N/A
- Destroyed - -
- Major Damage - -
- Minor Damage - -
- Affected - -
- Percentage of insured residences:⁴ -
- Percentage of low income households:⁵ -
- Percentage of elderly households:⁶ -
- Total Individual Assistance cost estimate: N/A

Public Assistance -

- Primary Impact: Costs associated with Debris Removal
- Total Public Assistance cost estimate: \$53,889,169
- Statewide per capita impact:⁷ \$4.75
- Statewide per capita impact indicator:⁸ \$1.31
- Countywide per capita impact: Ashland County (\$5.80),

Brown County (\$5.30), Butler County (\$14.37), Carroll County (\$15.02), Champaign County (\$6.35), Clark County (\$7.05), Clermont County (\$4.84), Clinton County (\$10.67), Coshocton County (\$13.55), Delaware County (\$7.72), Fairfield County (\$6.76), Franklin County (\$6.48), Greene County (\$14.83), Guernsey County (\$5.67), Hamilton County (\$16.07), Harrison County (\$8.68), Highland County (\$6.00), Hocking County (\$4.27), Holmes County (\$9.28), Knox County (\$13.93), Licking County (\$6.77), Madison County (\$10.04), Miami County (\$7.83), Montgomery County (\$15.01), Morrow County (\$8.88), Perry County (\$9.37), Pickaway County (\$6.44), Preble County (\$13.10), Shelby County (\$5.39), Summit County (\$3.28), Tuscarawas County (\$8.39), Union County (\$3.96), and Warren County (\$12.40) Counties

- Countywide per capita impact indicator:⁹ \$3.28

¹ The preliminary damage assessment (PDA) process is a mechanism used to determine the impact and magnitude of damage and resulting needs of individuals, businesses, public sector, and community as a whole. Information collected is used by the State as a basis for the Governor's request for a major disaster or emergency declaration, and by the President in determining a response to the Governor's request (44 CFR § 206.33).

² When a Governor's request for major disaster assistance under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended (Stafford Act) is under review, a number of primary factors are considered to determine whether assistance is warranted. These factors are outlined in FEMA's regulations (44 CFR § 206.48). The President has ultimate discretion and decision making authority to declare major disasters and emergencies under the Stafford Act (42 U.S.C. § 5170 and § 5191).

³ Degree of damage to impacted residences:

- Destroyed – total loss of structure, structure is not economically feasible to repair, or complete failure to major structural components (e.g., collapse of basement walls/foundation, walls or roof);
- Major Damage – substantial failure to structural elements of residence (e.g., walls, floors, foundation), or damage that will take more than 30 days to repair;
- Minor Damage – home is damaged and uninhabitable, but may be made habitable in short period of time with repairs; and
- Affected – some damage to the structure and contents, but still habitable.

⁴ By law, Federal disaster assistance cannot duplicate insurance coverage (44 CFR § 206.48(b)(5)).

⁵ Special populations, such as low-income, the elderly, or the unemployed may indicate a greater need for assistance (44 CFR § 206.48(b)(3)).

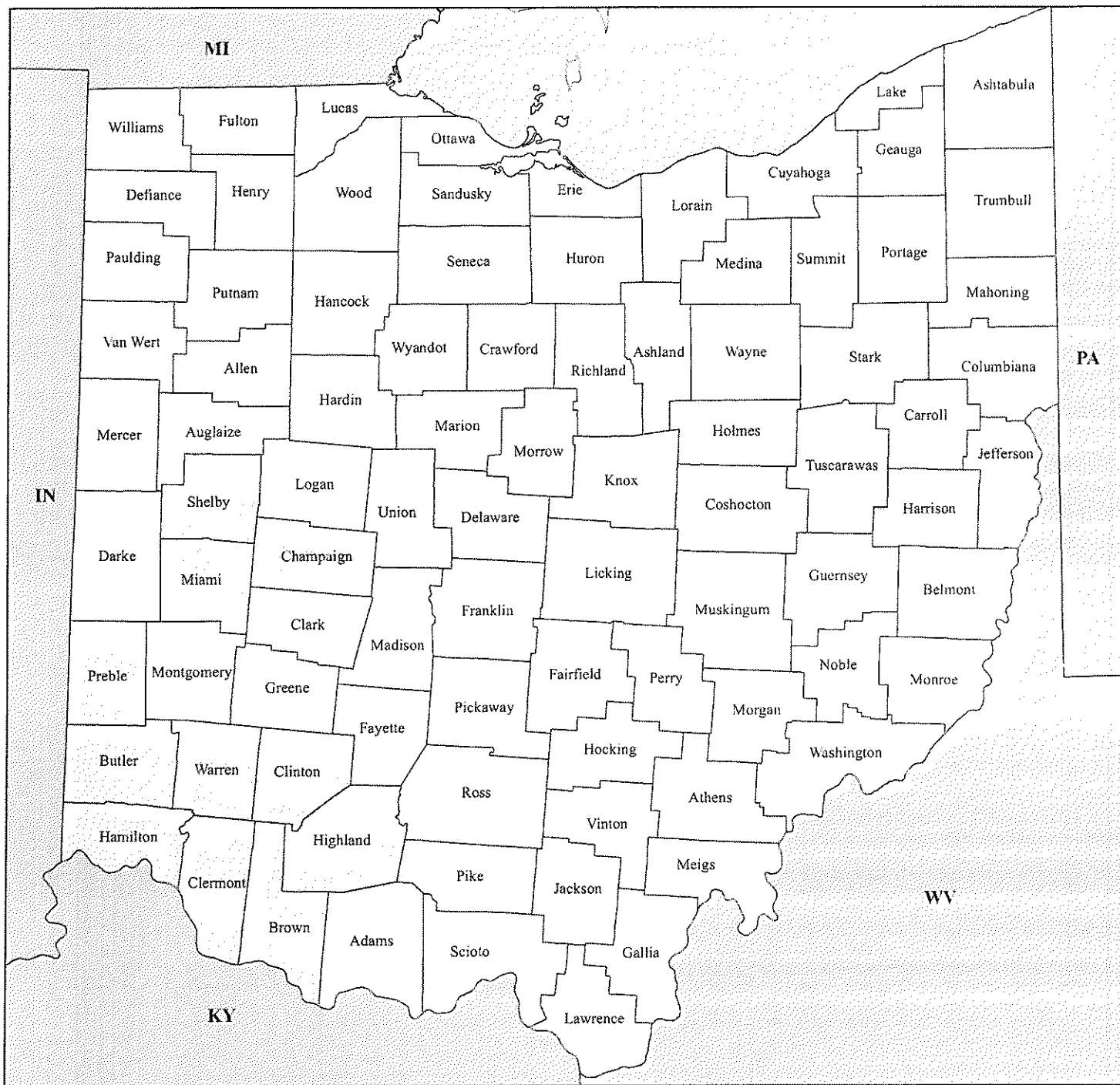
⁶ Ibid (44 CFR § 206.48(b)(3)).

⁷ Based on State population in the 2000 Census.

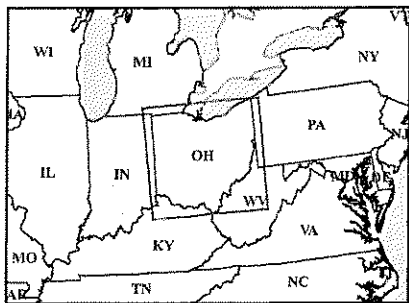
⁸ Statewide Per Capita Impact Indicator for FY09, *Federal Register*, October 1, 2008.

⁹ Countywide Per Capita Impact Indicator for FY09, *Federal Register*, October 1, 2008.

Disaster Declaration as of 10/24/2008



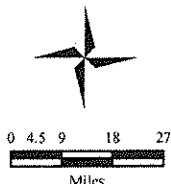
Location Map



Legend

Designated Counties

- ☐ No Designation
- ☐ Public Assistance



All counties are eligible for Hazard Mitigation



FEMA

ITS Mapping & Analysis Center
Washington, DC
10/24/08 -- 03:46 PM EDT

Source: Disaster Federal Registry Notice
10/24/2008

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Updated 11/1/12

[Disaster Declaration](#)[Designated Counties](#)[Disaster Federal Register Notices](#)[FOIA Statistics](#)

Designated Counties: Ohio Severe Storms

Ohio Severe Storms

Incident period: Friday, June 29, 2012 to Monday, July 2, 2012

Emergency Declaration declared on June 30, 2012

Individual Assistance

(Assistance to individuals and households)

None.

Public Assistance

(Assistance to State and local governments and certain private nonprofit organizations for emergency work and the repair or replacement of disaster-damaged facilities)

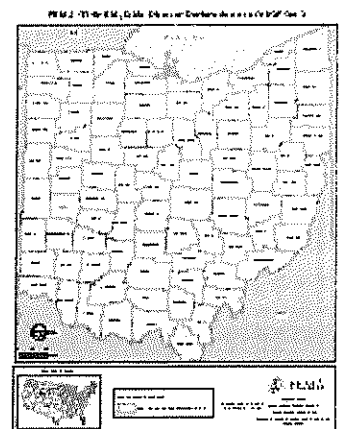
PA

Ohio.

PA-B

Adams County, Allen County, Ashland County, Ashtabula County, Athens County, Auglaize County, Belmont County, Brown County, Butler County, Carroll County, Champaign County, Clark County, Clermont County, Clinton County, Columbiana County, Coshocton County, Crawford County, Cuyahoga County, Darke County, Defiance County, Delaware County, Erie County, Fairfield County, Fayette County, Franklin County, Fulton County, Gallia County, Geauga County, Greene County, Guernsey County, Hamilton County, Hancock County, Hardin County, Harrison County, Henry County, Highland County, Hocking County, Holmes County, Huron County, Jackson County, Jefferson County, Knox County, Lake County, Lawrence County, Licking County, Logan County, Lorain County, Lucas County, Madison County, Mahoning County, Marion County, Medina County, Meigs County, Mercer County, Miami

Assistance to State and local governments, Native American Tribes and certain Private-Non-Profit Organizations

Contact your [State or Tribal Emergency Management Office](#) to learn more about the [Public Assistance program](#).**Geographic Information**

Google Earth



PDF of Map



FEMA Data Feeds

County, Monroe County, Montgomery County, Morgan County, Morrow County, Muskingum County, Noble County, Ohio, Ottawa County, Paulding County, Perry County, Pickaway County, Pike County, Portage County, Preble County, Putnam County, Richland County, Ross County, Sandusky County, Scioto County, Seneca County, Shelby County, Stark County, Summit County, Trumbull County, Tuscarawas County, Union County, Van Wert County, Vinton County, Warren County, Washington County, Wayne County, Williams County, Wood County and Wyandot County.

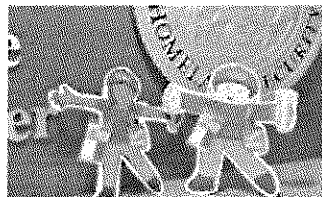
Hazard Mitigation Grant Program

(Assistance to State and local governments and certain private nonprofit organizations for actions taken to prevent or reduce long term risk to life and property from natural hazards)

Ohio.



FEMA Corps is a program that combines the expertise of FEMA and AmeriCorps to equip groups of young people to deploy into areas affected by disasters and assist the community with recovery. [Learn More About FEMA Corps](http://www.fema.gov/ameri-corps)



Flat Stanley and Flat Stella are sharing emergency preparedness with children. [Read More About Us](http://www.fema.gov), leave a comment, and suggest an upcoming adventure.

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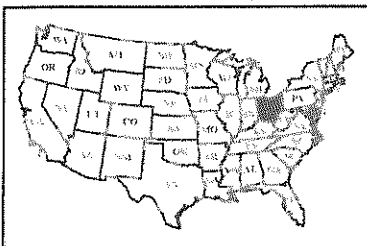
DisasterAssistance.gov
ACCESS TO DISASTER HELP AND RESOURCES




Register for Disaster Assistance:
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Location Map



Designated Counties

 Public Assistance (Category B)



FEMA

MS-CI-AE-EG

All counties are eligible
for Hazard Mitigation

Mapping and Analysis Center
07/01/12 -- 3:57 AM EST

Source: Disaster Federal Registry Notice
00/00/0000